\$650,000 - 47 Westwood Drive Sw, Calgary

MLS® #A2207394

\$650,000

3 Bedroom, 2.00 Bathroom, 1,075 sqft Residential on 0.11 Acres

Westgate, Calgary, Alberta

OPEN HOUSE 2-4pm SUNDAY, APRIL 6th | 3 BEDS UP | 2 FULL BATHS | 1,075 SQFT MAIN LEVEL | BUNGALOW IN WESTGATE | 50' x 100' LOT WITH WEST FACING BACKYARD | ORIGINAL OWNER | SEPARATE BACK ENTRY | SINGLE DETACHED GARAGE | REFINISHED **ORIGINAL HARDWOOD | NEW FURNACE** 2022 | HOT WATER TANK 2023 | 5 EGRESS-SIZED WINDOWS IN BASEMENT | **GREAT SUITE POTENTIAL | QUICK** POSSESSION AVAILABLE | INVESTOR ALERT or PERFECT STARTER HOME! This solid 3-bedroom, 2-bath bungalow in desirable Westgate sits on a full 50' x 100' lot with a west-facing backyardâ€"ideal for sunny evenings of entertaining. With 1,075 sqft on the main level, this home features refinished original hardwood, mid-century charm throughout, and has been lovingly maintained by the original owner for 66 years. The separate back entry and 5 egress-sized basement windows offer excellent suite potential (subject to approval and permitting by the city/municipality). Recent updates include a new furnace (2022) and hot water tank (2023). Single detached garage, quick access to downtown, and walking distance to schools and transit. A rare chance to own in a mature, family-friendly neighborhoodâ€"first time on the market! Be sure and check out the 3D Tour!







Essential Information

MLS® #	A2207394
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.11
Year Built	1959
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	47 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V8

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Chandelier, Jetted Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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