



GRASSROOTS
REALTY GROUP

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103 Warwick Drive SW
Calgary, Alberta

MLS # A2231979



\$870,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: 2nd fridge, blinds, tv wall mount in living room, electric fireplace

Endless opportunities in this modern, fully developed, 5 bed and 3 bathroom bungalow on a quiet street in the desirable community of Westgate. Situated on an expansive 60 ft x 100 ft lot with a SW-facing back yard. Excellent location just a 10 min walk to Vincent Massey and Westgate schools, and a 5 min bike to 45 Street LRT station, close to Edworthy Park, and easy access to Bow Trail/Sarcee Trail. Fantastic main floor layout has a central kitchen with a window overlooking the back yard and has been fully opened-up to the living room and dining room. The beautifully upgraded kitchen has full height pristine white cabinetry, new granite counter, new limestone tile backsplash, new counter depth fridge, newer dishwasher, a corner stool bar, and plenty of pot lights. The bright living and dining room has a feature stone wall with an electric fireplace! The primary bedroom is separate from the other two bedrooms and has a walk-in closet and a 4-pce ensuite bathroom with new granite counter, dual sinks, and a corner glass shower. On the other side of the home is two additional bedrooms (one with a new window) plus a 3-pce bathroom with a large 10 mm glass shower. A European washer/dryer-in-one at the back entry. Downstairs, an optional illegal 2-bedroom basement suite with a separate entrance, separate laundry, a rec room with a bar, a 4-pce bathroom, and a new kitchenette with white cabinetry, granite counter, a fridge, and sink plus a second laundry area with a new washer and dryer! Other fabulous interior upgrades include a new furnace and luxury vinyl plank flooring in 2023, all new interior main floor doors and exterior doors, a flat ceiling through most of the home, new attic insulation, and a roughed-in central vacuum system. Step outside to new composite steps and massive concrete patio (2023) with countless

opportunities to customize the space. Great yard and garden, newer fence, plus a large front porch! Oversized 23.5 ft x 21.5 ft double detached garage with shelving.