



**33 Warwick Drive SW  
Calgary, Alberta**

**MLS # A2297421**



**\$819,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

\*\*\*FANTASTIC LOCATION...TERRIFIC HOME...OUTSTANDING NEIGHBORHOOD!\*\*\* Just move in and enjoy your wonderful new home in the highly desirable community of Westgate! Over 2200 sqft developed bungalow (1274 sqft up/967 sqft down). In a word...SPACIOUS!! You will immediately appreciate the location, the very attractive curb appeal and the desirable west backyard. There are 4 bedrooms up...and 2 bedrooms in the lower level illegal suite. Recent upgrades to the property? How about central air conditioning (2021), new shingles (2022), welcoming front walkway (2017), furnace (2014), New backyard fencing (2023), new sewer line and backflow valve installation (2020) and BEAM central vacuum replaced (2018). The primary bedroom has a convenient 2 piece ensuite...and BOTH up and down remaining bathrooms are FULLY renovated with in-floor heating...porcelain tile flooring...huge glass door showers...plus a luxurious soaker tub in the upstairs bathroom!! The basement level offers recently installed engineered hardwood , large eat-in kitchen, 2 bedrooms, closet armoires, the aforementioned bathroom, and a 22'2"x11'6" laundry/mechanical/storage room...BIG!! All appliances (except downstairs microwave) will stay. The private west backyard is fenced, landscaped, has a large patio (partially cobblestone) with Gazebo (stays), gas hookup for convenient summer BBQ's, 2 rain barrels (not connected...stay), and a DREAM 26'x24' OVERSIZED DOUBLE detached garage...workbench stays. This inviting home already has so many positives...but there are still many opportunities to add your own personal touch! Just 10 minutes to downtown, close to a variety of schools, 45th street LRT, Westbrook Shopping Mall and a convenient escape to the mountains! Come take a look!