



GRASSROOTS
REALTY GROUP

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12 Westwood Crescent SW
Calgary, Alberta

MLS # A2298134



\$675,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Set on a massive 908 sq m lot with green space directly across the street, this property offers rare privacy and exceptional potential in a sought-after inner-city location. The R-CG zoning allows for future redevelopment, including the potential for a triple-car garage with carriage house, while still providing a solid home to live in or hold. The outdoor space is a true highlight, featuring a greenhouse, fenced vegetable garden, and established flower beds on three sides, creating a private, gardener's paradise that's hard to find this close to the core. Inside, the main floor features three bedrooms, a 4-piece bathroom, and a functional layout with a bright living room, central kitchen, and dining area that opens onto the back deck. Hardwood flooring runs throughout the main living areas and bedrooms, adding warmth and continuity. The kitchen offers white cabinetry and a modern backsplash, creating a clean and practical space that connects seamlessly to the dining area. Downstairs, the home offers a finished family room and a separate recreation area, providing flexible space for relaxing, hobbies, or entertaining. This level also includes a fourth bedroom, laundry area with sink and bathroom, and additional storage, adding to the overall functionality of the home. Located in the well-established inner-city community of Westgate, just minutes to Edworthy Park, Bow River pathways, schools, shopping, and transit, with quick access to downtown and the mountains.