



GRASSROOTS

REALTY GROUP

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**24 Westwood Crescent SW
Calgary, Alberta**

MLS # A2302603

\$675,000



Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,394 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door		

Inclusions: Garden Shed

****OPEN HOUSE CANCELLED **** First time ever on the market, this lovingly maintained home reflects decades of exceptional care and pride of ownership. Nestled on a quiet crescent and facing a beautiful green space, this charming oversized bungalow offers a rare combination of space and serenity. An addition built in the mid-1980s expands the home and sits on a concrete foundation, complete with its own secondary furnace and basement—an uncommon and valuable feature. Inside, you’ll find hardwood and laminate flooring throughout, a warm and inviting wood-burning fireplace with a gas log lighter, and a thoughtful layout featuring two bedrooms on the main floor, a formal dining room, and a bright sunroom perfect for relaxing year-round. The fully developed basement includes two additional bedrooms, a spacious rec room, a five-piece bathroom, laundry, and ample storage. Outside, the beautifully landscaped backyard is filled with vibrant perennials and truly shines in the summer months. An oversized single detached garage completes this exceptional property. ****Don't miss the 3D Tour via iGuide **** Roof replaced in 2018. Ideally 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.