



GRASSROOTS
REALTY GROUP

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81 Westminster Drive SW
Calgary, Alberta

MLS # A2304426



\$769,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: N/A

Discover this meticulously maintained 1,100+ sq. ft. bungalow on a sprawling corner lot in the highly sought-after community of Westgate. This turnkey property features a Legal Basement Suite, making it an ideal mortgage helper or a savvy addition to any investment portfolio. The main level offers a bright, open floor plan with a modern, oversized kitchen complete with a large island, extensive cabinetry, and ample storage. This floor includes three generous bedrooms, a 4-piece bathroom, and its own dedicated laundry room. The Legal Basement Suite is accessible via a separate entrance and is thoughtfully designed for comfort and privacy, featuring added insulation and soundproofing in the ceiling. It includes a spacious bedroom, 4-piece bath, full kitchen, cozy living area, and its own private laundry facilities. Both units are fully equipped with separate appliances. Outside, enjoy the vast space of a large corner lot and a single detached garage. Located just steps from local green spaces and top-rated schools, this home offers unparalleled convenience with easy access to shopping and a quick downtown commute. Don't miss out on this exceptional Westgate gem!