



**GRASSROOTS**  
REALTY GROUP

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126 Winston Drive SW  
Calgary, Alberta

MLS # A2304763



**\$499,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Wedge S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Soaking Tub, Storage		

**Inclusions:** none

\*\*\*OPEN HOUSE Sat May 9th 1-3pm\*\*\* Welcome to 126 Winston Drive! This bright bungalow has been updated and is well maintained. The west facing living room has hardwood floors and is adjacent to the kitchen and dining room. There are 2 good sized bedrooms and the updated main bath with soaker tub to complete this level. There is a separate side entrance with access to the partially finished basement which offers endless possibilities to expand your living space, could be easily suited (subject to city approval and permits). You have an extra large wedged shaped lot (35.2 m/115.5 ft centre depth of the lot) with off street parking in back and still plenty of yard to enjoy. Just steps to a park and close to schools, transit and an easy commute to downtown, this home is not to be missed.