



**32 Westminster Drive SW
Calgary, Alberta**

MLS # A2312420



\$850,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this stunning bungalow in the highly sought after inner city community of Westgate. Ideally located across from green space and just a short walk to 3 schools, the community center, skating rink, baseball diamonds, and the LRT, this extensively renovated five-bedroom home offers exceptional design, comfort, and convenience. Originally transformed in 2019, this home underwent a comprehensive renovation that included the kitchen, bathrooms, basement, electrical, insulation, high-efficiency furnace, hot water tank, flooring, roof, exterior paint, and much more. From the moment you arrive, the outstanding curb appeal and striking architectural details set this home apart. Inside, vaulted ceilings with custom beams create an impressive sense of space, while refinished hardwood flooring adds warmth and character. Thoughtfully designed built-ins provide both beauty and functionality throughout the home. The spacious living room features a beautifully updated fireplace with a marble tile surround, custom millwork, and large windows that flood the space with natural light. The kitchen was completely redesigned and showcases quartz countertops, custom cabinetry, stainless steel appliances, designer lighting, and abundant storage. The main floor offers three generous bedrooms, a beautifully updated bathroom and extensive built-in closet organizers in all closets. The fully rebuilt lower level adds two oversized bedrooms with full egress windows, a large recreation room ideal for movie nights, a large mechanical room with updated laundry machines (2019) and a stylish three-piece bathroom. Step outside to the private backyard, professionally landscaped in 2022. The deck was updated with low-maintenance composite decking in 2025, creating the perfect setting for relaxing or entertaining. Additional highlights include a single attached garage

and an energy-efficient air conditioning system installed in 2022 for year-round comfort. Located within walking distance to Westgate Elementary, Vincent Massey Middle School, St Michaels K-9 and surrounded by parks and outstanding community amenities, this is a rare opportunity to own a truly turnkey home in one of Calgary's most desirable established neighborhoods.