



**GRASSROOTS**

REALTY GROUP

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**43 Westview Drive SW  
Calgary, Alberta**

**MLS # A2313090**



**\$949,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Westgate                                       |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 4 Level Split                                  |               |                   |
| <b>Size:</b>     | 1,929 sq.ft.                                   | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Private      |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, See Remarks, Vinyl Windows |                   |      |

**Inclusions:** 2nd kitchen fridge, play structure, Murphy Bed,

Welcome to one of Westgate's finest &mdash; a beautifully maintained family home where thoughtful design, an unbeatable location, and a sunny west-facing backyard come together on an impressive 65-foot wide lot. Offering over 2,500 sq ft of air-conditioned living space across multiple thoughtfully designed levels, this four-bedroom above-grade home is as functional as it is stylish. Gleaming hardwood floors flow throughout the main level, where a mid-century modern living room centres on a gas fireplace with a classic brick surround and a stunning walnut feature wall. The adjoining dining room is made for entertaining, while the adjacent flex space adapts effortlessly &mdash; family room, homework nook, playroom, or whatever your lifestyle calls for. The kitchen is the heart of the home: quartz countertops, abundant cabinetry, dual fridges, and a 36-inch six-burner Wolf gas range &mdash; all overlooking the serene backyard. Two upper levels offer flexibility: the first hosts three generous bedrooms and a full bathroom, while the loft-style upper level features its own full bathroom and a Murphy bed, ideal as a home office or fourth upper bedroom. The lower level adds a fourth bedroom, a full bathroom, and a spacious mudroom with direct backyard access. The fully finished basement rounds out the home with a large recreation room, play area, laundry, and ample storage. Outside, mature trees and lush landscaping frame a private west-facing backyard complete with a play structure &mdash; a true retreat for families. Two single garages (one attached at the front, one detached at the rear) plus a front driveway provide exceptional parking and storage. Upgraded throughout, including a high-efficiency furnace (2020), central AC (2024), updated windows, and more. The location is exceptional: an eight-minute walk to Westgate Elementary School's French

Immersion program and Vincent Massey Junior High, 17 minutes on foot to the 45 Street LRT Station, and minutes from Edworthy Park, Shaganappi Golf Course, downtown Calgary, and quick access west to the mountains. Homes like this don't come along often &mdash; schedule your private viewing today.