



**45 Westover Drive SW**  
**Calgary, Alberta**

**MLS # A2317704**



**\$999,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** None

Absolutely immaculate bungalow in this established community of Westgate. This move-in-ready home features an open-concept design with a bright stylish kitchen overlooking the family room, breakfast nook, and 2 spacious bedrooms on the main floor. The main level is highlighted by a new renovated kitchen, boasting brand-new cabinets, stylish backsplash and countertops, and newer stainless steel appliances, flowing seamlessly into the dining area and a cozy living room ideal for relaxing or entertaining. The fully finished basement provides exceptional additional living space with a recreation room, 2 additional bedrooms, and a full bathroom, ideal for guests, hobbies, or extended family. This house have all new updated plumbing, electrical, furnace, hot tank, light fixture, drywall & insulation. Located steps from a green space and playground, with schools, shopping, and transit, including the LRT. Don't miss out on this exceptional home - CALL TODAY!