



**77 Winslow Crescent SW  
Calgary, Alberta**

**MLS # A2324142**



**\$679,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, See Remarks		

**Inclusions:** N/A

Open house Saturday, June 27th from 2:00-4:00. A wonderful opportunity awaits in the highly sought-after community of Westgate! Situated on a quiet, tree-lined street, this fantastic four-level split offers incredible versatility—perfect to enjoy exactly as it is, or as a prime canvas for your dream renovation. As you step inside the freshly painted interior, you are greeted by soaring vaulted ceilings with striking accent beams and oversized windows that flood the open living and dining areas with natural light. The intelligent split-level design is highly functional for busy families, offering an excellent separation of space across a four-bedroom layout (two up, two down) and a generously sized family room in the basement. Buyers will also enjoy total peace of mind knowing the "heavy lifting" has already been done, with major upgrades including a high-efficiency furnace, windows, and doors all replaced in 2013, alongside a newer roof from 2014. The exterior of this property is just as impressive as its potential. Set on a massive, private lot, the sprawling backyard offers more than enough room to build a double detached garage. For those with a vision, adding a detached garage opens up amazing possibilities: you could enjoy the rare luxury of three indoor parking spaces, or easily convert the existing single attached garage into even more interior living space while keeping the attractive carport for covered storage. Located just a short commute from the downtown core and perfectly positioned near great schools and everyday amenities, this home seamlessly combines a premier location with boundless potential.