



**GRASSROOTS**  
REALTY GROUP

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**4703 Waverley Drive SW**  
**Calgary, Alberta**

**MLS # A2325969**



**\$675,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Separate Entrance, Tile Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** n/a

\*\*\*\*OPEN HOUSE SAT/SUN 2-4 PM \*\*\*\* Welcome to this charming renovated bungalow on an oversized 56' x 100' corner lot in the desirable inner-city community of Westgate. With a bright main floor, a fully developed basement with separate entrance, and a large south-facing backyard, this home offers comfort, flexibility, and excellent long term potential. The main floor features an open living and dining area, a functional kitchen with centre island and tile countertops, two good-sized bedrooms, and a 4-piece bathroom. Downstairs, you will find shared laundry and a newly renovated 2-BEDROOM ILLEGAL BASEMENT SUITE with its own kitchen, living and dining area, and 4-piece bathroom. Enjoy the fully fenced private backyard, perfect for summer BBQs, kids, pets, or entertaining. The OVERSIZED double detached garage offers room for parking, storage, a workshop, or hobby space, and includes a separate storage room and 2-piece bathroom. Whether you are looking for a family home, multi-generational living, or a long-term investment property, this home offers excellent flexibility in a prime location. Close to schools, parks, CTrain access, Edworthy Park, Shaganappi Golf Course, Bow Trail, Sarcee Trail, downtown Calgary, and quick routes west to the mountains. A rare opportunity in one of Calgary's most convenient west-side communities!