



GRASSROOTS
REALTY GROUP

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38 Westwood Drive SW
Calgary, Alberta

MLS # A2331864



\$789,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	Refrigerator, Dishwasher, Electric Stove, Microwave Hoodfan in Basement.		

Charming Updated Bungalow with Income Potential! Nestled on a quiet, tree-lined street, this beautifully updated bungalow seamlessly blends timeless charm with modern comfort. Abundant natural light pours through newer windows throughout, highlighting a thoughtfully designed interior that is as functional as it is inviting. The main floor features an open-concept living and dining area ideal for both everyday living and entertaining. The updated kitchen is appointed with stainless steel appliances, quartz countertops, and stylish finishes that balance form and function. Original hardwood floors lovingly stained and preserved to add warmth and character throughout. The spacious primary suite offers a serene retreat, complete with a private ensuite featuring dual sinks, a quartz vanity, and a glass shower, plus excellent built-in closet space. Two additional bedrooms provide flexibility for family, guests, or a home office. A second full bathroom on the main floor includes a soaker tub and quartz counters. Convenient main floor laundry is located in one of the secondary bedrooms. The lower level hosts a well appointed one bedroom illegal suite with a separate entrance currently integrated into the home but easily converted with the addition of a single door. The suite features an open kitchen with island, a generous living and dining area, a full bathroom, and separate laundry, making it an excellent mortgage helper or in law accommodation. Outside, a side entrance off the kitchen leads to a private BBQ area and a fully fenced backyard. The single attached garage features a newly poured concrete floor, with additional driveway parking for two or more vehicles. Notable Updates: New AC (2023) | New Hot Water Tank (2020) | Upgraded Attic Insulation (2020) | Newer Roof (2018) | Newer Furnace (2017) Conveniently located near top-rated schools, parks, shopping, and LRT

transit, this move-in-ready home is a rare opportunity offering both lifestyle and investment appeal.