



GRASSROOTS
REALTY GROUP

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83 Westover Drive SW
Calgary, Alberta

MLS # A2333296



\$650,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Asphalt, Attached Carport, Covered, Double Garage Detached, P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Nestled on a quiet, tree-lined street in the highly sought-after community of Westgate, this spacious 5-bedroom bungalow offers over 2,000 sq. ft. of developed living space and an exceptional opportunity to own in one of Calgary's premier inner-city neighbourhoods. Lovingly maintained, the home retains much of its original charm while featuring several important updates, including vinyl windows, a newer hot water tank, and an updated basement bathroom. The bright main floor is filled with natural light thanks to the home's expansive front windows, creating a warm and inviting atmosphere throughout the principal living spaces. With three bedrooms upstairs and two additional bedrooms in the fully developed basement, there's plenty of room for growing families, guests, or a home office setup. Outside, you'll find features that are increasingly hard to come by. A massive front driveway, complemented by a covered carport, provides abundant parking with room for an RV, while the oversized heated double garage with a built-in workbench is ideal for hobbyists, mechanics, or additional storage. The private backyard is a true urban retreat, offering mature landscaping, lush greenery, and plenty of shade for relaxing or entertaining. As a truly unique highlight, the property is home to one of Calgary's rare maple trees—part of a documented group of only 12 in the city—adding beauty, character, and a distinctive conversation piece to the landscape. Located close to excellent schools, parks, shopping, transit, and just minutes from downtown, this is an outstanding opportunity to renovate, personalize, or simply enjoy a solid home in an unbeatable location. Properties with this combination of space, parking, mature landscaping, and community rarely come to market. Book your showing today!

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