



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100 Westminster Drive SW
Calgary, Alberta

MLS # A2337969



\$640,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Shed

A Well-Loved Family Home with Modern Updates in Desirable Westgate Welcome to this charming one-level bungalow in the heart of the sought-after Westgate neighborhood. This 1,073 sq ft home sits on a generous approx 5,464 sq ft lot and offers excellent value with thoughtful renovations throughout. Property Highlights Main Floor Living: 3 spacious bedrooms, including a large master bedroom Beautiful original hardwood floor Full basement illegal-suite with kitchen, living room and a bedroom Outdoor Space: Rebuilt extra-large west-facing deck—perfect for entertaining Huge oversized detached double garage (26'5" x 24'1") with organized shelving and workbench Additional 8' x 10' shed for storage Mature trees and tree-lined street setting Private, fenced backyard with access from back lane Additional Features Basement illegal-Suite: Fully finished basement illegal-suite with full bathroom, kitchen, living area, and large bedroom—ideal for rental income or extended family Modern Conveniences: Central vacuum system, laundry in basement Appliances Included: 2 electric stoves, 2 dishwashers, 2 refrigerators, washer, dryer, freezer, and more Location & Community This exceptional property sits just half a block from Westgate Elementary School on a quiet, family-friendly street. Close to parks, shopping, and recreation—a wonderful community for families at a reasonable price point.