



GRASSROOTS
REALTY GROUP

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46 Westwood Drive SW
Calgary, Alberta

MLS # A2340895



\$659,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, 0		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, No Smoking Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Second fridge, second stove, second dishwasher. Storage Shed

An excellent opportunity to get into this amazing community on a quiet street! There are three bedrooms on the main floor and two more downstairs in the Illegal suite! The layout is great with close to 2000 square feet developed on both levels. There have been significant upgrades completed. Inside vinyl windows were installed about four years ago on the main level, newer carpet added to the basement bedrooms, laminate flooring added downstairs, there's stainless steel appliances in the upstairs kitchen and a stainless steel dishwasher in the suite, a refurbished main floor bathroom with double sinks, updated light fixtures throughout a lot of the home and the washer and dryer are about one year old! You'll also appreciate a newer furnace and the updated hot water tank. Outside the garage shingles were replaced about five years ago, (the house shingles still look great), the house exterior was painted about five years ago as well, the back deck was installed in 2020/21, the front deck in 2010, which is still in great shape, and only one side of the fence is original! One of the things that really stood out to us about this home is the outdoor space. The yard is amazing for both Adults and kids alike! The front deck accentuates the curb appeal of the home and the back yard has not only a ton of space but another large deck, lots of grass, a handy storage shed and the amazing insulated and heated double detached garage with 220 wiring! Not only that, but the owner used to park a twenty foot trailer next to the garage. Super handy - even for extra vehicles! Please put this home on your must see list. It's very much worth viewing! [CLICK ON THE MULTI MEDIA ICON FOR A VIRTUAL TOUR!](#)