

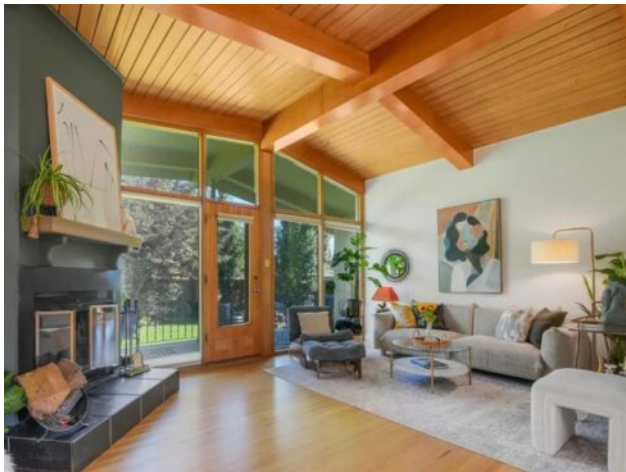


**GRASSROOTS**  
REALTY GROUP

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80 Westover Drive SW  
Calgary, Alberta

MLS # A2346365



**\$799,300**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Westgate                                                                    |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Bungalow                                                                    |        |                   |
| Size:     | 1,194 sq.ft.                                                                | Age:   | 1958 (68 yrs old) |
| Beds:     | 4                                                                           | Baths: | 2                 |
| Garage:   | Additional Parking, Driveway, Single Garage Attached                        |        |                   |
| Lot Size: | 0.14 Acre                                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Brush, City Lot, Few Trees, Front Yard, Landscaped, F |        |                   |

|             |                                                                                                                               |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                       | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                | Sewer:     | -    |
| Roof:       | Metal                                                                                                                         | Condo Fee: | -    |
| Basement:   | Full                                                                                                                          | LLD:       | -    |
| Exterior:   | Concrete, Wood Siding                                                                                                         | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                               | Utilities: | -    |
| Features:   | Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s) |            |      |
| Inclusions: | Shed                                                                                                                          |            |      |

Welcome to a rare Mid Century Modern home that effortlessly blends warmth, character and everyday functionality in one of Westgate's most sought after settings. Tucked away in a quiet, established neighbourhood, this beautifully maintained home delivers the inviting feel of a private cabin retreat with all the convenience of city living. Recently refinished hardwood floors, fresh paint and new baseboards will wow you with the bright main open living space which creates a clean, fresh palate for the new homeowner. Step inside and experience an abundance of natural light streaming through oversized windows along with an entry skylight, illuminating the open-concept main living area. Soaring wood beams and ceilings and a striking woodburning fireplace create an unmistakable sense of warmth and character...the perfect backdrop for cozy evenings, relaxed gatherings and making memories with family and friends. The steel roof provides a stunning exterior esthetic while allowing for no maintenance for years to come. The main floor is designed for comfortable living, featuring a well-sized kitchen, dedicated dining area, three spacious bedrooms with generous closet space, and a full bathroom. Just off the living space, step onto the covered back deck and enjoy morning coffee, outdoor dining or summer evenings overlooking your private, treed, park like backyard. A fire pit at the rear of the property sets the stage for unforgettable nights under the stars, while convenient backalley access adds flexibility. The lower level expands your living space with a bright and spacious family room, a generous fourth bedroom, and a 3 piece bathroom. A dedicated laundry room and two large, tidy storage areas provide the practical space every household needs. This is more than a house...it's a lifestyle. Character rich architecture, a tranquil backyard,

abundant natural light and an exceptional Westgate location come together to create a home that feels both distinctive and wonderfully welcoming. Enjoy being within walking distance of schools for all ages, sports fields and the vibrant Westgate Community Association, with events and activities throughout the year. Shopping, groceries, caf&eacute;s and dining are all conveniently close, while nearby Edworthy Park provides access to Calgary&rsquo;s extensive multi use pathway system. And when adventure calls, you&rsquo;re perfectly positioned near Bow Trail with quick access to Sarcee and Stoney Trail.....making downtown commutes easy and the mountains just a drive away. Warm. Character filled. Exceptionally located. Move in ready. Homes with this combination of mid century charm, outdoor space and Westgate convenience don&rsquo;t come along every day. Book your private showing and experience it for yourself!