



GRASSROOTS
REALTY GROUP

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163 Westwood Drive SW
Calgary, Alberta

MLS # A2351223



\$799,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , See Remarks, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, See Remarks		
Inclusions:	2 Awnings with 2 controls, Pergola with Awning		

A Westgate showstopper with a chef's dream kitchen, incredible yard, and room for everyone! Welcome to this beautifully updated and meticulously maintained bungalow, ideally situated on a desirable corner lot in the sought-after community of Westgate. Offering 3 bedrooms up plus 2 additional bedrooms on the lower level, this home delivers exceptional flexibility for families, guests, hobbies, or working from home. At the heart of the main level is a chef's dream kitchen – a beautiful and inviting space designed for cooking, gathering, and entertaining. The main floor living space is warm and welcoming, with a cozy fireplace adding character and ambiance. Downstairs, prepare to be impressed by the dream family room. Spacious, comfortable, and made for gathering, it features its own fireplace and creates the perfect retreat for movie nights, entertaining, or relaxing with family. With two additional bedrooms and a bathroom downstairs, the lower level offers tremendous versatility. And then there's the yard – truly something special. Set on a generous corner lot, this beautifully maintained outdoor space offers room to entertain, garden, play, and simply enjoy summer. It's the kind of yard that becomes the backdrop for years of family memories. The oversized detached garage with a loft provides exceptional space for vehicles, storage, hobbies, or a workshop, adding even more functionality to this wonderful property. The location is equally impressive. Enjoy easy access to green spaces, Edworthy Park, the LRT, schools, shopping, and everyday amenities, making this an ideal setting for both an active lifestyle and the practicalities of family life. Whether you're heading out for a walk, commuting across the city, taking the kids to school, or enjoying the nearby parks and amenities, so much is conveniently close by. From

the chef's dream kitchen to the two fireplaces, incredible lower-level family room, five-bedroom layout, lots of storage space, oversized garage, and a yard you'll absolutely fall in love with, this is a Westgate home that truly offers the complete package. Beautifully updated. Lovingly maintained. Exceptionally located. A wonderful place to call home. Make it Yours . . .