

# \$800,000 - 175 Westover Drive Sw, Calgary

MLS® #A2207320

**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,052 sqft  
Residential on 0.12 Acres

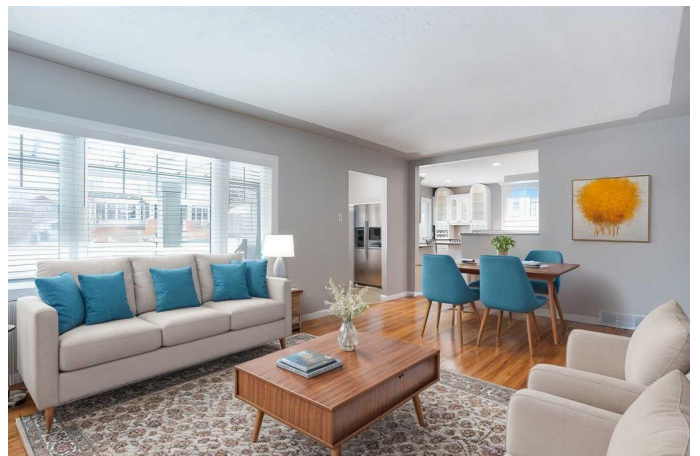
Westgate, Calgary, Alberta

Welcome to this beautifully updated single-family home in the heart of Westgate, offering 1,878 sq. ft. of fully developed living space. The upper level features two spacious bedrooms, including a stunning primary suite with a massive walk-through closet and built-in organizers. Enjoy two beautifully renovated full bathrooms upstairs, completed within the last five years.

The upstairs kitchen boasts incredible functionality with upgraded pull-out shelves, under-cabinet lighting, abundant storage, and a cozy built-in breakfast nook. The fully finished basement hosts a LEGAL 2-bedroom suite with its own full bathroom and generous living space—perfect for rental income or extended family.

Major renovations in 2016 include James Hardie board siding, new windows, composite front porch with pergola, updated roofing on both house and garage, improved attic insulation on the house, and a new high-efficiency furnace. Convenience is paramount with this exceptional home from the underground sprinkler system to the heated double detached garage with additional space for possible RV parking.

Nestled in a quiet yet central pocket of Westgate, you're minutes from downtown via Bow Trail, close to 45 Street Station for LRT access, and zoned for highly desirable



top-rated schools. This home is the perfect blend of comfort, style, and investment potential.

Built in 1959

### Essential Information

MLS® #	A2207320
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,052
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	175 Westover Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2S7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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