\$650,000 - 47 Westwood Drive Sw, Calgary

MLS® #A2207394

\$650,000

3 Bedroom, 2.00 Bathroom, 1,075 sqft Residential on 0.11 Acres

Westgate, Calgary, Alberta

OPEN HOUSE 2-4pm SUNDAY, APRIL 6th | 3 BEDS UP | 2 FULL BATHS | 1,075 SQFT MAIN LEVEL | BUNGALOW IN WESTGATE | 50' x 100' LOT WITH WEST FACING BACKYARD | ORIGINAL OWNER | SEPARATE BACK ENTRY | SINGLE DETACHED GARAGE | REFINISHED ORIGINAL HARDWOOD | NEW FURNACE 2022 | HOT WATER TANK 2023 | 5 EGRESS-SIZED WINDOWS IN BASEMENT | GREAT SUITE POTENTIAL | QUICK POSSESSION AVAILABLE | INVESTOR ALERT or PERFECT STARTER HOME! This solid 3-bedroom, 2-bath bungalow in desirable Westgate sits on a full 50' x 100' lot with a west-facing backyardâ€"ideal for sunny evenings of entertaining. With 1,075 sqft on the main level, this home features refinished original hardwood, mid-century charm throughout, and has been lovingly maintained by the original owner for 66 years. The separate back entry and 5 egress-sized basement windows offer excellent suite potential (subject to approval and permitting by the city/municipality). Recent updates include a new furnace (2022) and hot water tank (2023). Single detached garage, quick access to downtown, and walking distance to schools and transit. A rare chance to own in a mature, family-friendly neighborhoodâ€"first time on the market! Be sure and check out the 3D Tour!







Essential Information

MLS® # A2207394 Price \$650,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,075
Acres 0.11
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 47 Westwood Drive Sw

Subdivision Westgate
City Calgary
County Calgary
Province Alberta
Postal Code T3C 2V8

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Bar, Chandelier, Jetted Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

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Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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