

238 Westminster Drive SW
Calgary, Alberta

MLS # A2228016



\$798,800

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized, Rear Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

A RARE FIND! First time offered to market in 36 years and only the 2nd owner in 65 years! This beautifully maintained & upgraded, 1,150 sqft bungalow is on a gorgeous 55'x110' lot in the heart of Westgate. Traditional living room featuring a newer bow window & adjoining full size dining room – great for large family gatherings. The recently renovated kitchen was professionally finished & offers an abundance of cabinets, a wall pantry, pull-out drawers, upgraded Quartz countertops & plenty of room for a center island. The oversized picture window overlooks the private patio & backyard. There is direct access for the kids & great for barbequing! Three spacious bedrooms on the main floor plus a 4 piece bathroom with a very practical amenity – a laundry chute leading directly to the lower level laundry! The downstairs is mainly original but fully developed with an open craft/hobby space, full size rec room, 4th bedroom (with egress window), just needs to be finished with tape, paint & ceiling, 3 piece bath, large storage/cold room & laundry room with mechanical. Recent upgrades include: all PVC windows (up & down), Hardy board siding, roof shingles, exterior trim, fascia & eaves, HE furnace, hot water tank, custom kitchen & oak hardwood floors throughout the main. Smoke-free, pet-free home! The 25 year old, 24'x24' garage is insulated & paneled with back lane access. Enjoy your own private oasis in the oversized backyard with a Rundle Rock patio area (perfect for a gazebo), a sandbox for the kids & beautiful perennials, mature trees & shrubs. Backyard also offers excellent potential for RV parking or additional off-street parking. Westminster Drive is one of the most sought-after streets in the community – walk to the elementary school, community centre & LRT, close to neighborhood police & fire stations. Pick your

possession date and enjoy the summer in your beautiful new Westgate home! Great home! Great value!