



GRASSROOTS
REALTY GROUP

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143 Waskatenau Crescent SW
Calgary, Alberta

MLS # A2238999



\$775,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	4
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions:	N/A
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Welcome to this beautifully upgraded home located in the peaceful, desirable inner-city community of Westgate, renowned for its mature, tree-lined streets and family-friendly atmosphere. The main level features three spacious bedrooms and two bathrooms. The open concept living area is bright and cheery with ample counter and cupboard space in the u-shape kitchen. A fully finished basement includes a cozy family room, a bedroom, an office for remote work or study, an ample washer/dryer area with storage, plus the added feature of two more bathrooms complete with showers. The backdoor entrance leading to the downstairs offers convenience and potential. The well-treed yard lends privacy to the three-season sunroom and an open deck. Lots of off-street parking in the 16' x 22' garage and on the wide parking pad extending the entire length of the property. Perfect for an RV or extra vehicle. No playschool next door, it is in Glendale Enjoy a prime location just a short walk to the Westgate LRT Station, quick and easy access to downtown, top schools, and major roadways. Sitting on a sizeable lot with an attractive price point, this property is a promising real estate opportunity you won't want to miss!