



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**38 Westwood Drive SW**  
**Calgary, Alberta**

**MLS # A2240637**



**\$839,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Front Drive, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** a total of 2 dishwashers, 2 washers, 2 dryers, 2 refrigerators, 2 OTR, 2 ranges

OPEN HOUSE SAT 1-3PM. Welcome to this beautifully updated bungalow that has loads of bright updated windows, an open plan, and where charm meets modern comfort. Nestled on a quiet, tree-lined street, this home offers inviting curb appeal and a thoughtfully designed interior full of natural light. Step inside to discover an open-concept living and dining area, perfect for both relaxing and entertaining. The updated kitchen features modern stainless appliances, ample quartz counter space, and stylish finishes that are both functional and attractive. The spacious primary suite boasts a serene atmosphere with a private ensuite with dual sinks quartz vanity, glass shower and excellent built-in closet space. Two additional bedrooms offer flexibility for family, guests, or a home office; one bedroom hosts the main floor washer/dryer unit. Second full bath on main boasts soaker tub and quartz counters. A 1-bedroom illegal basement suite offers the perfect mortgage helper or in-law accommodation; easy to add separate door to divide this area (currently used as one home). The suite has a beautiful open island kitchen, large living and dining area, separate laundry, plus 1 bedroom and 1 bath. The side entrance off the kitchen boasts a perfect BBQ area with access to the fully fenced backyard. Single attached garage has a newly poured concrete floor plus the front driveway holds at least 2 cars. Additional highlights include new AC in 2020, new hot water tank, gorgeous stained original hardwoods, newer roof (2018), newer furnace (2017), upgraded attic insulation (2020) and so much more! This move-in-ready home is located close to schools, parks, shopping, and transit (LRT station). Don't miss your chance to own this bright, updated gem with income potential!

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