



**GRASSROOTS**  
REALTY GROUP

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**39 Westwood Drive SW**  
**Calgary, Alberta**

**MLS # A2242015**



**\$698,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

**Inclusions:** Shed & Barbeque

Welcome to 39 Westwood Drive SW — a well-maintained bungalow situated on a rare 60'x100' lot in the highly sought-after inner-city community of Westgate. Nestled on a quiet, tree-lined street, this property offers exceptional potential for investors, builders, or families looking to renovate or redevelop in a prime location. This spacious home features 4 bedrooms and 2 full bathrooms, with beautifully refinished original hardwood floors on the main level. The layout is bright and functional, with a large living room, dedicated dining space, and a well-sized kitchen. The fully finished lower level offers a generous rec room complete, a large bedroom, a 3-piece bath, and ample storage and utility space. The sunny west-facing backyard is perfect for relaxing or entertaining — enjoy a large patio area, included BBQ with natural gas line, and plenty of green space for gardening or play. The detached double garage features two separate bays, a 30A 240V panel, and additional parking under the front carport and extra-long driveway, ideal for RV parking or guests. Key updates include a high-efficiency furnace with ventilation fan, a new refrigerator, and fresh paint throughout — offering peace of mind for future owners. Walkable to top-rated schools, the Westbrook LRT, parks, and a short drive to shopping and downtown, this location offers unmatched convenience. Whether you're planning to renovate, rent out, or build your dream home, this is a standout opportunity in a neighbourhood seeing strong redevelopment momentum. Opportunities like this don't last — call today to book your private viewing!