



**GRASSROOTS**  
REALTY GROUP

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**4951 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2243546**



**\$665,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Charming Bungalow on a Spacious Lot in Westgate Situated in the sought-after Westgate neighbourhood, this detached bungalow offers a great opportunity to own in an established community close to schools, parks, and everyday amenities. The home sits on a sizeable rectangular lot with rear lane access and a large backyard, providing ample outdoor space for enjoying the yard. The main floor features three bedrooms, a bright living and dining area, and a kitchen with an eating nook. The finished basement adds additional living space with a family room, a second recreation area complete with a fireplace and wet bar, an extra bedroom, and a partially finished 2-piece bathroom. A double detached garage is accessible from the rear lane, offering convenient parking and storage. Built in 1960, the home retains many original details, providing plenty of potential for future updates. This property is ideal for those looking to get into a desirable neighbourhood or invest in a solid home with room to add value.