



GRASSROOTS
REALTY GROUP

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

99 Westwood Drive SW
Calgary, Alberta

MLS # A2267768



\$635,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE SUNDAY NOV 2 FROM 2:00 TO 4:00 Yes, you can afford to live in this great neighborhood that is close to everything you need. Shopping, schools, community parks and just a short jaunt to the Bow River and all the enjoyment it has to offer. A super clean one owner home is just waiting for a new family to enjoy it. Upstairs features a great sized living room, dining room open to the kitchen and a kitchen with a small eating area that was updated in the past. There are 3 bedrooms and a bathroom. Downstairs development is started but is easily made in to your dream family play space. The furnace and hot water tank have been updated and there's plenty of room for a truly enjoyable family space. Outside features a large single garage and decks and gardens with space to relax or play. This truly a gem that you will not want to miss.