



GRASSROOTS
REALTY GROUP

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126 Winston Drive SW
Calgary, Alberta

MLS # A2267917



\$529,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	875 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Wedge S		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Soaking Tub, Storage		

Inclusions: All window coverings

Welcome to 126 Winston Drive! This bright bungalow has been updated and is well maintained. The west facing living room has hardwood floors and is adjacent to the kitchen and dining room. There are 2 good sized bedrooms and the updated main bath with soaker tub to complete this level. There is a separate side entrance with access to the partially finished basement which offers endless possibilities to expand your living space, could be easily suited (subject to city approval and permits). You have an extra large wedged shaped lot (35.2 m/115.5 ft centre depth of the lot) with off street parking in back and still plenty of yard to enjoy. Just steps to a park and close to schools, transit and an easy commute to downtown, this home is not to be missed.