



GRASSROOTS
REALTY GROUP

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88 Westminster Drive SW
Calgary, Alberta

MLS # A2273616



\$640,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Hea		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: The following items located in the garage are included: red bar fridge; air compressor; gas heater; storage cabinets; wall mounted vacuum and attachments.

An exceptional opportunity awaits in the desirable community of Westgate. Offered as-is, where-is, this property sits on a generous 52 ft x 105 ft lot, providing an ideal canvas for redevelopment, renovation, or a custom build. Westgate is loved for its mature trees, welcoming atmosphere, and unbeatable access to amenities on Calgary's west side. Residents enjoy close proximity to Westbrook Mall, the Westbrook LRT Station, Shaganappi Golf Course, Edworthy Park, numerous schools, restaurants, and major commuter routes, with downtown just minutes away. In addition to the front driveway and rear parking pad, the property also features an impressive 28 ft x 28 ft oversized double garage, fully heated and equipped with high-end storage and a compressor, perfect for mechanics, hobbyists, or anyone needing a functional workspace. Whether you're a developer, investor, or future homeowner, this location offers a rare chance to bring your vision to life in a well-established neighbourhood. With its prime lot size, outstanding garage, and access to every convenience, this Westgate property presents endless potential for the right buyer.