



**44 Winslow Crescent SW
Calgary, Alberta**

MLS # A2276396



\$395,000

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	861 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Located in the highly desirable community of Westgate, just 10 minutes to downtown Calgary and close to transit, amenities, schools, and parks, this semi-detached home offers a rare opportunity to buy into an established inner-city location at a very competitive price point. The property requires a full renovation, making it an ideal fit for investors, flippers, or buyers willing to put in some elbow grease to create long-term equity in a neighbourhood where value holds strong. The basement is a clean slate, ready to be designed exactly how the new owner wants, while the main floor is primed for a complete transformation, allowing for a fresh layout, modern finishes, and endless potential. Homes this affordable rarely come to market in Westgate, making this a standout opportunity for anyone looking to renovate smart and capitalize on location, upside, and future value.