



GRASSROOTS
REALTY GROUP

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7 Westminster Place SW
Calgary, Alberta

MLS # A2283924



\$875,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Murphy Bed, Downstairs Desk, Garage heater		

Discover a sophisticated lifestyle in this beautifully renovated Westgate bungalow situated on a private corner of a quiet street. This location offers a seamless balance of serenity and convenience with an effortless commute to downtown and quick access to the river walk pathways and the mountains. Facing a lush green space that provides both privacy and a natural area for recreation this home is perfectly suited for modern urban professionals or those looking for a versatile family environment. The open concept main floor features rich hardwood floors and a designer kitchen centered around a massive quartz island. With a premium gas range a beverage fridge and extensive counter space this home is a dream for those who love to host social gatherings and festive holiday dinners. The primary suite serves as a refined retreat featuring a substantial walk in closet and a modern five piece ensuite bathroom. A second bedroom and additional full bathroom complete the main level. Downstairs the expansive recreation area is designed for effortless entertaining featuring a sleek wet bar with two beverage fridges. Two additional bedrooms with large windows offer bright and adaptable spaces including one with a built in desk and murphy bed that easily transforms to suit your lifestyle. A functional laundry room with a dedicated sink adds further convenience to the lower level. The outdoor living space is an extension of the home with a spacious backyard featuring a patio with a gas line and a cozy firepit for evening relaxation. This stucco exterior home is complemented by a front driveway and a welcoming front sitting area to enjoy the peaceful neighborhood. An oversized heated garage provides plenty of room for vehicles and hobby gear for your weekend adventures. Whether you are looking for a modern sanctuary near the city core or a well appointed home with room to

grow this property delivers an exceptional living experience.