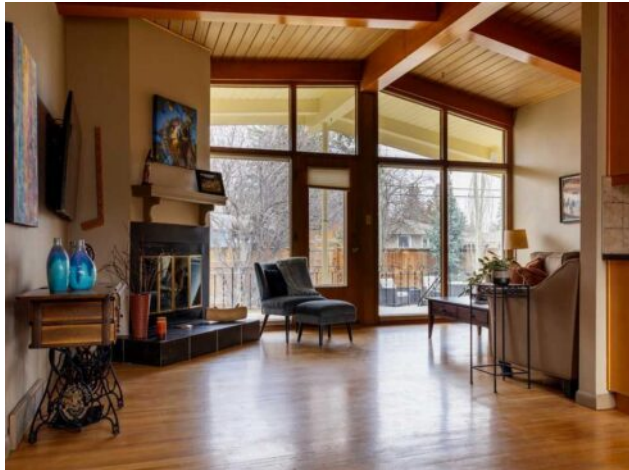




**80 Westover Drive SW
Calgary, Alberta**

MLS # A2288228



\$784,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, City Lot, Few Trees, Front Yard, Landscaped, F		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	13-24-2-W5
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Window coverings, curtain rods, storage racks in storage room, remote control for sky light shade.

Charming mid-century home nestled in the serene Westgate neighbourhood welcomes you with warmth and timeless appeal. This well maintained home is move in ready. An abundance of natural light pours through large bright windows creating an airy atmosphere throughout the open-concept living space. The cozy gathering area centred around a wood burning fire place is perfect and invites relaxation and connection. The soaring wood ceilings elevate this space, enhancing the cabin-like charm that permeates this home. The main floor offers a nice size kitchen, a separate dining area, 3 good size bedrooms with ample closet space and a full bathroom. Just beyond the living area you step outside to a covered back deck where you can enjoy your morning coffee or an evening meal while enjoying the private treed park-like backyard with back alley access. At the back of the yard you will find a fire pit perfect for sharing stories under the stars with family and friends. Downstairs you will find a spacious family room with plenty of natural light, a generous 4th bedroom and 3 piece bath. The laundry room is on this level as well as 2 large tidy storage spaces. This home combines mid-century charm, style and function with the feeling of a warm inviting cabin retreat. You are walking distance to schools for all ages, sports fields and a short drive to Edworthy Park where you can access Calgary's extensive multi-use pathway system. The Westgate neighbourhood has an active Community Association with events held throughout the year. Conveniently located near shopping, groceries, cafe’s and many dining options. This prime location quietly tucked away near Bow Trail provides quick access to downtown, Sarcee and Stoney Trails heading West for a day in the mountains, North or South. Be sure to book your showing today!