



**379 Westwood Drive SW
Calgary, Alberta**

MLS # A2291270



\$739,900

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|------------------|--|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,049 sq.ft. | Age: | 1960 (66 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Garage Door Opener, Oversized, Workshop in Gar | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Yard Lights | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Slate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Vinyl Windows | | |

Inclusions: Shed

This well-maintained 1960 bungalow offers over 1,900 sq. ft. of developed living space, featuring 5 bedrooms (3 up, 2 down) and 2 full bathrooms. The main floor showcases gleaming original hardwood flooring, a welcoming and spacious living room and a bright dining area. Enjoy the benefit of a freshly painted main floor, along with an updated 4-piece bathroom. The sun-filled, south-facing kitchen opens through patio doors to a private backyard retreat. Thoughtfully updated in 2014, the kitchen features classic cabinetry, luxurious granite countertops, upgraded appliances, and a gas stove—perfect for everyday living and entertaining. A separate side entrance provides access to both levels, offering excellent potential for an additional living space within the current functional layout. The fully finished basement includes 2 bedrooms, a 3-piece bathroom, a versatile flex room, and a large family room complete with a cozy wood-burning stove—ideal for relaxing or movie nights with family & friends. The mechanical/laundry room includes a newer washer and dryer, a brand-new hot water tank (December), and a regularly serviced furnace. Significant updates over the years include newer windows, laminate flooring, and shingles approximately 10 years old. Enjoy the beautifully maintained, sunny south-facing yard where outdoor living extends the home with a true backyard oasis. An oversized garage features a new overhead door, two openers with smart technology, and an extended parking pad for guests. A landscaped berm with mature trees behind the property provides a natural buffer from 17 Ave and the LRT, creating a surprisingly quiet and private setting. Pre-inspection completed with key items addressed, offering added confidence for buyers. Ideally located with unbeatable proximity to downtown and an easy commute, this home is close to

transit with a short walk to the LRT, and just minutes to Westbrook Mall, Edworthy Park, schools (including French Immersion), shopping, and services—with quick access west to the mountains. Move in before summer and start enjoying your new home!