



**58 Westwood Drive SW
Calgary, Alberta**

MLS # A2294238



\$699,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Pantry, Storage		

Inclusions: garden shed

****Price Reduction**** Welcome to the highly sought-after community of Westgate! This 4 bedroom, 2 bath bungalow offers the perfect blend of comfort, functionality, and location. The main floor features a bright and inviting living room with large windows that fill the space with natural light, complemented by a spacious kitchen and dining area—perfect for family living and entertaining. Three well-appointed bedrooms and a full bathroom complete the main level. The fully developed basement offers tons of additional living space, including a generous family room, fourth bedroom, second bathroom, and ample storage—ideal for guests, a home office, or growing families. Step outside to enjoy a private backyard with plenty of room for outdoor gatherings, gardening, or relaxation. A single detached garage with carport add to the home’s convenience. Located just minutes from schools, parks, shopping, and public transit, this property presents an incredible opportunity to own in one of Calgary’s most established and desirable neighborhoods. This opportunity won’t last! Make the beautiful family community of Westgate your new home.