



**4823 Waverley Drive SW
Calgary, Alberta**

MLS # A2296581



\$664,500

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	932 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Basement: Fridge, dishwasher, washer, dryer

Some homes are purely about future potential. Others are about how they make you feel the moment you arrive. This one offers both. Warm, welcoming, and thoughtfully maintained, this cozy bungalow sits on a beautiful full-size lot in a highly connected inner-west community — the kind of place where families can truly put down roots. With nearby schools, parks, pathways, Edworthy Park, transit options including a direct bus downtown, and CTrain access within walking distance, the location supports both everyday convenience and an active lifestyle. Inside, the home offers a functional and flexible layout with 2 bedrooms and 1 bathroom upstairs, highlighted by a charming clawfoot tub, plus 1 bedroom and 1 bathroom on the lower level featuring a separate entrance, kitchenette setup, and dedicated laundry. Listed as an illegal suite, the lower level presents excellent potential for multi-generational living, guest space, or future income opportunities. major upgrade completed in 2021 includes replacement of the sewer and water lines to the home — a significant investment and huge plus in an established neighbourhood. Outside, the south-facing backyard is beautifully landscaped and designed for both relaxation and practicality, featuring a spacious deck, firepit patio, green space, an oversized single garage, and additional rear gravel parking that accommodates multiple vehicles without compromising yard enjoyment. Set on a full H-GO zoned lot with over 50+ feet of frontage, the property also offers long-term upside for investors and developers looking toward future redevelopment potential. Whether you’re looking to move in and enjoy, generate supplemental income, hold as a land play, or explore new possibilities down the road, this is a rare opportunity that can grow with your plans.