



GRASSROOTS
REALTY GROUP

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**68 West Glen Crescent SW
Calgary, Alberta**

MLS # A2297149



\$760,000

Division:	Westgate		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,053 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Additional Inclusions: Bar Refrigerator & Firepit | Additional 'As-Is' Inclusions: Central AC, Window AC & Microwave Hood Fan

RARE WESTGATE 4-LEVEL SPLIT HOME | OVERSIZED 60' LOT | WALKABLE TO 45 STREET LRT STATION! Set on an oversized 60' wide lot, this rare 4-level split home provides a wonderful blend of space, flexibility and everyday convenience in one of Calgary's most connected west-side neighbourhoods. Offering the chance to renovate and bring your own vision to life, along with excellent revenue potential and a separate entrance and front parking pad for future suite consideration, this home combines immediate comfort with long-term appeal, all just a short walk from the 45 Street LRT station, schools, parks and amenities. Inside, the property offers a functional layout with multiple living areas that add to the comfort and flexibility 4-level splits are known for. The main floor has a large front living room, kitchen with plenty of workspace and an adjacent dining area with patio door access to the deck and yard, giving the space a practical feel for day-to-day living and entertaining. The upper level features two bedrooms including an enlarged primary retreat with a walk-in closet, a generous second bedroom and 4-piece bathroom. The walkout lower level adds exceptional versatility with an expansive rec room, den, wet bar area, separate entrance and a 3-piece bathroom, making it especially well suited for guests, extended family or secondary suite potential, subject to the City's approval and permitting requirements. The basement level includes a huge 20' x 11' bedroom with a walk-in closet, a dedicated storage room, utility and laundry area and access to the substantial crawl space that provides an abundance of additional storage. The outdoor space adds even more to the home's overall warmth and appeal. Surrounded by mature trees and designed for both relaxing and gathering, the backyard

offers a multi-level deck with a retractable awning, a fire pit area and a cozy paver patio nestled beneath the majestic canopy at the back of the yard. It is easy to imagine summer barbecues, family time outdoors or peaceful evenings by the fire in this inviting setting. An oversized 24x24 double garage adds excellent functionality with ample space for parking, storage or workshop use, while the rear gate provides the option for RV parking. Beyond the property itself, the community is known for its established character, strong amenities and exceptional accessibility. The neighbourhood is home to schools, parks, playgrounds, sports fields, ball diamonds, an active community association and community hall, plus a well-used outdoor rink that adds to the area's family-friendly appeal. You are also close to the shops, services and restaurants along 17 Avenue SW, Westbrook Mall, Shaganappi Golf Course and Killarney Aquatic & Recreation Centre, while the nearby 45 Street LRT station makes commuting downtown simple and efficient. Westgate continues to be a truly special place to call home, balancing everyday convenience with the comfort of a mature residential neighbourhood. Welcome Home.