



**86 Warwick Drive SW
Calgary, Alberta**

MLS # A2302230



\$839,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Sound		
Inclusions:	Outdoor Kitchen		

Welcome to 86 Warwick Drive SW, a beautifully renovated home in the highly desirable community of Westgate. Perfectly positioned just minutes from downtown and within walking distance to the 45th Street LRT line, this property offers the ideal balance of inner-city convenience and established neighbourhood charm. The main level features a bright, open-concept layout designed for modern living and effortless entertaining. At the heart of the home is a stunning kitchen complete with a premium stainless steel appliance package, including a gas stove, Sharp microwave, hood fan, and dishwasher. Quartz countertops, custom cabinetry, and designer finishes are complemented by Restoration Hardware lighting, along with high-end Grohe and Delta fixtures throughout. Rich hardwood and tile flooring, paired with Hunter Douglas window coverings, create a warm yet refined living space. Upstairs, you'll find three well-appointed bedrooms and a stylish 3-piece bathroom, all finished to the same high standard. The fully developed basement offers exceptional versatility, featuring two additional bedrooms, a spacious rec room, a 4-piece bathroom, dedicated storage room, and a complete secondary kitchen with stainless steel appliances including fridge, stove, dishwasher, and hood fan. It also includes a premium home theatre setup with an Epson Home Cinema 4010 projector and a "Severtson acoustically transparent screen with integrated speakers. Additional upgrades include PEX plumbing, a water softener, washer and dryer, a 50-gallon AO Smith commercial-grade hot water tank, and Lennox air conditioning. The exterior is equally impressive, finished in durable acrylic stucco and surrounded by a fully landscaped yard designed for both beauty and function. Enjoy a stamped concrete walkway and patio, a large rear

deck, Rundle stone retaining walls, mature trees, and a fully equipped outdoor kitchen, built-in BBQ perfect for entertaining or relaxing in your own private retreat. This is a rare opportunity to own a turnkey home in one of Calgary's most established and connected southwest communities.