



**48 Westover Drive SW
Calgary, Alberta**

MLS # A2303369



\$699,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub		

Inclusions: NA

Welcome to Westgate, a vibrant inner-city Calgary community known for its convenience and accessibility. Ideally located near Bow Trail, 17 Avenue, and Sarcee Trail, and adjacent to Wildwood, this property offers quick access to downtown, the mountains, the University of Calgary, University District, and Foothills Medical Centre. With the LRT, Westbrook Mall, parks, and schools, including French immersion options, close by, the location is hard to beat. Edworthy Park, with its river pathways, walking and biking trails, Douglas Fir Trail, and Lawrey Gardens, is only minutes away. Set on a large pie lot on a quiet street, this charming well-maintained bungalow offers 3 bedrooms upstairs, a full bathroom, and an open living and dining area with a well-appointed kitchen overlooking the expansive backyard and filled with natural sunlight throughout the day. The lower level features a separate entrance, an additional bedroom, a full bathroom, a recreation room, laundry, and generous storage space. A large back deck is perfect for summer barbecues, while the front deck is ideal for your morning coffee. The beautifully landscaped backyard is a true retreat, featuring a lovely selection of established perennial flowers that return year after year, adding colour and charm throughout the seasons. Additional highlights include an oversized double detached garage, a newer hot water tank, an updated main house roof, and a new garage roof. Whether you're looking for rental income, a long-term hold, or future redevelopment potential, this property offers exceptional flexibility and opportunity.