



**5043 Waverley Drive SW**  
**Calgary, Alberta**

**MLS # A2140894**



**\$719,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, On Street, Oversize		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Interior Lot, La		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** Basement : Stove , Fridge

OPEN HOUSE SUNDAY JUNE 30 TH. :1:00 to 3:00 P.M. : Beautifully RENOVATED BUNGALOW inside and out , ILLEGAL SUITE with SEPARATE split rear entry . STUNNING refinished hardwood flooring throught -ought the main floor ,Living room with BAY WINDOW.Upgraded kitchen with STAINLESS STEEL APPLIANCE. Updated main floor bathroom with large sink cabinet and TILE flooring . ILLEGAL BASEMENT SUITE has HUGE Living room( With TILE Surround Fireplace with Built-in shelving and built-in entertainment unit ) , very large bedroom ,White kitchen Cabinets ,FULL bathroom with TILE Flooring ,and Laundry Room. HUGE 30FTx 26 FT. TRIPLE DETACHED GARAGE with TWO OVERHEAD DOORS (WOW)Rear Lane Access. BEAUTIFUL Fenced SOUTH back yard with very large poured concrete patio between house and garage (VERY NICE). UPDATED Windows ,Doors,paint ,Furnace ,light fixtures,exterior stone accent ,and much more has been done to this home . Poured concrete side walk to front and side of home . WALK to Bus and shopping . This outstanding home shows well inside and out .