



**138 Westover Drive SW
Calgary, Alberta**

MLS # A2149244



\$675,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters		

Inclusions: Fridge, Freezer & Dishwasher in basement (as is) and Shed outside

****OPEN HOUSE Sunday July 28, 2024 from 2PM-4PM**** *Investor alert in the community of Westgate* This detached bungalow is a great fixer upper with so many great attributes. Starting with attractive curb appeal, plenty of parking and a front driveway. Inside, the traditional layout is practical with the large front living room, L-shaped to the formal dining room, leading to the kitchen that overlooks the back yard. There are 3 well sized bedrooms on the main floor and a 4-piece main bathroom. Hardwood flooring on most of the main floor. Separate entrance at the back leads to the fully developed basement which offers a large living room, bathroom and summer kitchen. This home sits on a large 5600 sq. ft. lot and has a sunny West facing back yard. The yard is fully fenced and contains a double detached garage. and two garden sheds for storage. This 1080 sq/ft bungalow also has over 2000 sq ft of living space and tons of potential to fix up or a good contender for redevelopment. Best of all is the quiet location on a tree lined street. There is convenient access to many amenities including schools, West Hills shopping nearby, quick access to 17 av and downtown and a short commute out of town too.