



**364 Westwood Drive SW
Calgary, Alberta**

MLS # A2153355



\$749,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Standard Shaped Lot, Street Li		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Separate Entrance, Sump Pump(s)		

Inclusions: n/a

NEW PRICE! Sitting on a 55 ft X 110 ft lot offering you potential development opportunities in the near future -- subject to city approval -- is this beautiful property on a quiet street only one block from the 45th St C-Train Station on 17th Ave SW, and near downtown as well as all amenities including schools, shopping, and parks. This bright and clean 3 bedroom bungalow with double detached garage and 1-bedroom 1-office illegal basement suite in Westgate features hardwood flooring and significant updates including newer furnace, newer bathroom and newer kitchen cabinets, plus central air conditioning. FYI Showing times are restricted due to responsible tenants on both levels asking for more time to prepare for viewings. Consider this place as the ideal holding property for future development possibilities.