



**GRASSROOTS**  
REALTY GROUP

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**45 Westover Drive SW**  
**Calgary, Alberta**

**MLS # A2158531**



**\$715,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Reverse Pie Shaped Lot, Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N		

For more information, please click on the Brochure button below. This charming bungalow is located on a quiet street in the inner-city neighbourhood of Westgate. Being a reversed pie shape lot, the front of the house has great curb appeal with plenty of street parking and a front driveway. The main floor features a living room, a dining room, an updated kitchen that overlooks the backyard, a 4-piece bathroom with granite countertop, a primary bedroom with a built-in closet organizer, and two other spacious bedrooms. There is hardwood flooring throughout the main floor that has been preserved with carpet covering. The basement has a large bedroom with a walk-in closet, a family room, a home office, a 3-piece bathroom, and the utility/laundry room. The house has been upgraded to 100-amp service. The plumbing is copper. The hot water tank, furnace and asphalt shingles were installed in 2009. The backyard has a very large deck, shed, clothes line, park pad and single detached garage. This is a family-oriented neighbourhood, with many amenities including schools, parks, an LRT station and shopping near by. The location of this home provides not only quick access to downtown Calgary, but is also a short drive to 16th Avenue to easily escape to the mountains for a weekend retreat.