

# \$585,000 - 256 Westwood Drive Sw, Calgary

MLS® #A1162626

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## \$585,000

3 Bedroom, 2.00 Bathroom, 1,086 sqft  
Residential on 0 Acres

Westgate, Calgary, Alberta

Fantastic home in superb Westgate location with a 2 bedroom legal basement suite. Renovated and designed for entertaining and luxury living with a completely open style concept - perfect for today's style and enjoyment. A most amazing chef's kitchen with slate and hardwood floors equipped with maple cabinets, stainless steel appliances, a five burner professional series gas stove, large island with concrete counter tops, double sink and separate copper sink. The main floor is completed with a flex room/den, formal dining area, spacious living room and an amazing master bedroom with retreat area housing an antique claw foot style tub, and lots of storage. The main bath is very spacious and has lots of storage. The basement has a legal suite that has met the requirements of the Land Use ByLaw and Alberta Safety Codes. It is registered with the city of Calgary. Excellent layout for this 2 bedroom suite with many upgrades including over sized windows in the bedrooms, a full kitchen including a built in dishwasher and vented hood fan, an eating area and a living room. All recently painted and over the years plenty of upgrades including built in dishwasher, painting and the laminate flooring just recently. The common area in the basement has plenty of space and other upgrades include high efficiency Lennox furnace, humidifier, newer washer and dryer and on demand hot water. Other upgrades include fire suppression, stainless steel bars going down the stairs, door at the top of the



stairs and smoke and CO detectors. The back yard is huge with an oversized deck - perfect for entertaining. The entry to the kitchen from the deck area was recently upgraded with a 36" door and an 8" side door. The yard is landscaped and so many upgrades over the years including fence, replacement of trees, shrubs and added rock work. Other upgrades include Sagiper siding on the rear of the house, some newer windows (front and Dining window) & 40 year shingles 2011. Excellent location across from green space and close to many amenities including shopping, L.R.T. station, Mount Royal, schools and more.

Built in 1960

### **Essential Information**

MLS® #	A1162626
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	256 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2W3

### **Amenities**

Parking Spaces 2  
Parking Attached Carport, Concrete Driveway, Covered, Off Street

### **Interior**

Interior Features Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows  
Appliances Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Suite

### **Exterior**

Exterior Features Playground, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed November 19th, 2021  
Days on Market 59  
Zoning R-C1

### **Listing Details**

Listing Office Courtesy Of MAXWELL CANYON CREEK

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