

\$650,000 - 47 Westwood Drive Sw, Calgary

MLS® #A2207394

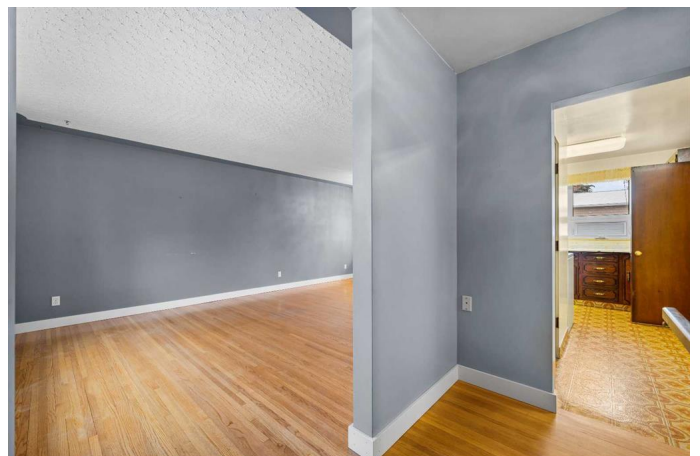
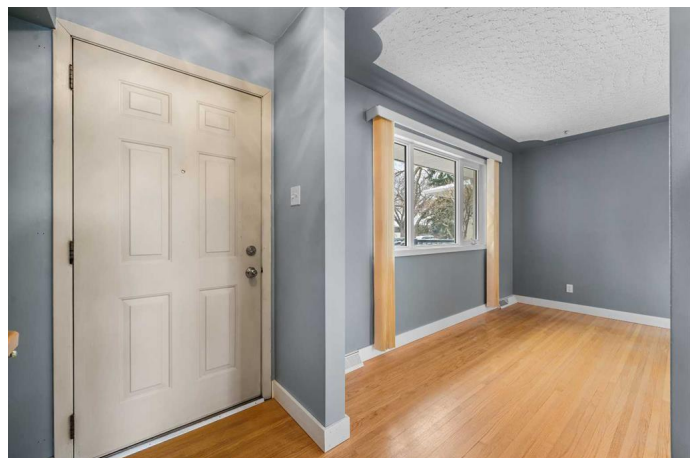
\$650,000

3 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 0.11 Acres

Westgate, Calgary, Alberta

OPEN HOUSE 2-4pm SUNDAY, APRIL 6th |
3 BEDS UP | 2 FULL BATHS | 1,075 SQFT
MAIN LEVEL | BUNGALOW IN WESTGATE |
50' x 100' LOT WITH WEST FACING
BACKYARD | ORIGINAL OWNER |
SEPARATE BACK ENTRY | SINGLE
DETACHED GARAGE | REFINISHED
ORIGINAL HARDWOOD | NEW FURNACE
2022 | HOT WATER TANK 2023 | 5
EGRESS-SIZED WINDOWS IN BASEMENT |
GREAT SUITE POTENTIAL | QUICK
POSSESSION AVAILABLE | INVESTOR
ALERT or PERFECT STARTER HOME! This
solid 3-bedroom, 2-bath bungalow in desirable
Westgate sits on a full 50' x 100' lot
with a west-facing backyard—ideal for sunny
evenings of entertaining. With 1,075 sqft on
the main level, this home features refinished
original hardwood, mid-century charm
throughout, and has been lovingly maintained
by the original owner for 66 years. The
separate back entry and 5 egress-sized
basement windows offer excellent suite
potential (subject to approval and permitting by
the city/municipality). Recent updates include
a new furnace (2022) and hot water tank
(2023). Single detached garage, quick access
to downtown, and walking distance to schools
and transit. A rare chance to own in a mature,
family-friendly neighborhood—first time on
the market! Be sure and check out the 3D
Tour!

Built in 1959



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207394 |
| Price | \$650,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,075 |
| Acres | 0.11 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 47 Westwood Drive Sw |
| Subdivision | Westgate |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 2V8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Chandelier, Jetted Tub, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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