



**62 WESTWOOD Drive, Calgary T3C 2V7**

MLS® #: **A2161139** Area: **Westgate** Listing Date: **08/28/24** List Price: **\$664,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1958** Abv Sqft: **1,057**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,661 sqft** Ttl Sqft: **1,057**  
 Lot Shape:

DOM

**21**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Laminate Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 11`5"	Bedroom	Main	8`11" x 8`11"
Bedroom - Primary	Main	15`0" x 9`0"	4pc Bathroom	Main	4`11" x 8`11"
Bedroom	Main	9`1" x 12`9"	Kitchen	Main	11`4" x 13`4"
Dining Room	Main	9`7" x 6`11"	2pc Bathroom	Basement	4`0" x 6`1"
Laundry	Basement	5`10" x 6`1"	Bedroom	Basement	13`1" x 9`2"
Furnace/Utility Room	Basement	9`2" x 3`3"	Game Room	Basement	37`11" x 10`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5111HN**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to the highly sought-after community of Westgate in Calgary, known for its beautiful mature tree-lined streets, welcoming atmosphere, and prime location. This mid-century bungalow is nestled on Westwood Drive, surrounded by a stunning canopy of large Elm trees that create a picturesque setting. Set on a spacious 500+ sq m flat, rectangular lot with East and West exposures, the property boasts an oversized single garage with a carport, mature landscaping, patio, and a generous lawn area. With over 2,000 sqft of total developed space, this fully finished bungalow has been lovingly maintained by its long-term owners. Key updates include newer windows, roof, and siding. The main floor features three bedrooms and a 4-piece bathroom, offering potential for an open-concept layout and an additional bathroom. The basement, with its clean, bright, and open floor plan includes a fourth bedroom (non-egress window), a half bath, and a laundry room. Residents of Westgate enjoy quick access to downtown, the West LRT, and major roadways, making commuting a breeze. The neighborhood offers a variety of amenities, including parks, schools, and shopping centers, catering to families, professionals, and retirees alike. Westgate's blend of mid-century charm and modern renovations provides a diverse range of options for buyers. With its community spirit, lush green spaces, and convenient location, Westgate presents an ideal lifestyle for those seeking comfort and connectivity. This home is ready for a new family to make it their own and create lasting memories.**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**62 Westwood Dr SW, Calgary, AB**

Main Floor Exterior Area 1057.11 sq ft



PREPARED: 2024/07/09

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**62 Westwood Dr SW, Calgary, AB**

Basement (Below Grade) Exterior Area 961.32 sq ft  
Excluded Area 23.36 sq ft



PREPARED: 2024/07/09

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

