



THE
A-TEAM

**RE/MAX
FIRST**

268 WESTMINSTER Drive, Calgary T3C 2T6

MLS®#: **A2174874**

Area: **Westgate**

Listing Date: **10/23/24**

List Price: **\$949,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,152**

Low Sqft:

Ttl Sqft: **1,152**

DOM

6

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,264 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**
Park Feat: **Alley Access,Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`8" x 6`4"
Living Room	Main	17`3" x 11`8"
Bedroom - Primary	Main	15`3" x 9`11"
5pc Ensuite bath	Main	11`10" x 9`9"
4pc Bathroom	Main	8`10" x 4`11"
Bedroom	Lower	12`3" x 9`10"

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`11"
Dining Room	Main	9`3" x 6`6"
Walk-In Closet	Main	6`4" x 5`11"
Bedroom	Main	11`10" x 9`9"
Family Room	Lower	19`0" x 16`6"
Bedroom	Lower	10`11" x 10`2"

4pc Bathroom
Furnace/Utility Room

Lower
Lower

9'3" x 4'11"
9'5" x 9'1"

Laundry

Lower

9'4" x 7'5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4994HN

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to a hidden gem nestled in one of Calgary's most established and desirable neighborhoods. This stunning 4-bedroom, 3-bathroom home offers a rare blend of character, comfort, and charm. Set on a quiet, tree-lined street, the curb appeal alone will draw you in with its mature landscaping and timeless exterior. Step inside to discover an inviting floor plan with thoughtful details throughout starting with a functioning locker and shoe rack area. Completely renovated in 2017 from top to bottom, including new plumbing, new electrical, new insulation, high efficiency furnace with upgraded Carbon Clean Merv 16 System and a direct vent hot water tank, triple pane windows throughout and air conditioning. Hardwired throughout with the nest system including smoke alarms and wired for security. The spacious living room features large windows and 9 ft ceilings, allowing natural light to pour in, highlighting the premium engineered hardwood floors and gas fireplace. The kitchen is both functional and stylish, boasting high end stainless steel appliances, beautiful granite countertops, and a cozy breakfast nook—perfect for morning coffee. Upstairs, you'll find two well-sized bedrooms, including a serene primary suite with ample walk-in closet. The en suite has custom built-ins that need to be seen to be appreciated, 10.5 ft ceilings and heated marble tiled floors with soaker tub and separate shower. All bathrooms have been tastefully updated, featuring modern fixtures and elegant tile work. The lower level is complete with a wonderful family room with sound system, wet bar and built-in cabinets. Two large bedrooms and full bathroom make this perfect for multiple uses. Outside, the professionally landscaped backyard offers a private retreat with a lush, landscaped garden, irrigation and a tranquil patio with pergola and built-in infrared heater, ideal for summer barbecues or quiet evenings. The property also includes a spacious heated detached garage with attic storage space and new hardie board exterior. Conveniently located near top-rated schools, scenic parks, and trendy shops, this home provides a peaceful, family-friendly atmosphere while being just minutes from downtown Calgary, 5 min walk to the 45th St CTrain station. This home is a perfect blend of traditional charm and modern updates—an absolute must-see!

Inclusions:
Property Listed By:

**Speakers Wired in upstairs, Light Fixtures, Infrared Heater on the Pergola
eXp Realty**

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











