



THE
A-TEAM

**RE/MAX
FIRST**

45 WESTOVER Drive, Calgary T3C 2S5

MLS® #: **A2179206** Area: **Westgate** Listing Date: **11/26/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **6,081 sqft**
 Lot Shape: **Reverse Pie Lot**

Finished Floor Area
 Abv Sqft: **1,065**
 Low Sqft:
 Ttl Sqft: **1,065**

DOM

25
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Reverse Pie Shaped Lot,Landscaped**
 Park Feat: **Alley Access,Front Drive,Garage Door Opener,Off Street,Parking Pad,Paved,Single Garage Detached**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete,Wood**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 10`2"	3pc Bathroom	Basement	4`8" x 5`1"
Kitchen	Main	12`0" x 10`3"	Dining Room	Main	8`8" x 8`6"
Living Room	Main	15`3" x 14`8"	Bedroom - Primary	Main	10`9" x 12`5"
Bedroom	Main	9`2" x 12`5"	Bedroom	Main	8`1" x 10`3"
Bedroom	Basement	8`10" x 17`9"	Bedroom	Basement	12`8" x 11`3"
Game Room	Basement	16`1" x 25`4"	Furnace/Utility Room	Basement	14`2" x 14`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2768HH

Remarks

Pub Rmks: *****OPEN HOUSE Thursday Dec.12 from 2Pm-4PM***Opportunity is Knocking in the inner-city neighborhood of Westgate. MID CENTURY Charm featuring SCULPTED CEILINGS and Rounded "S" SHAPED Wall separating the kitchen and living room. 3 beds up + 2 down and 2 full baths. LOCATION is prime on this quiet, tree lined street with an oversized reversed-pie shape lot. This lot has great curb appeal, with plenty of street parking and a front driveway for 3 cars. SUNNY WEST BACK YARD is PRIVATE, FULLY FENCED and has a SINGLE DETACHED GARAGE, large DECK and Garden Shed. The main floor features original SITE FINISHED OAK HARDWOODS under the carpet. The updated kitchen offers plenty of Oak Cabinets and storage. Upstairs is a 4-piece bathroom with granite countertop, a primary bedroom with a built-in closet organizer, plus two other spacious bedrooms. The basement has two well sized bedrooms, a Center Rec room, 3-piece bathroom, and the utility/laundry room. Electrical is upgraded with a newer 100-amp panel and the home still has the desired copper plumbing. The HOTWATER TANK, FURNACE and asphalt shingles were installed in 2009. This home has easy access to many amenities including schools, Transit, C-Train, West Hills shopping and a short 10-minute commute to downtown. This is a great holding property as there are many new builds going on and is prime for future development.**

Inclusions: **window coverings, shed**
Property Listed By: **RE/MAX House of Real Estate**

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













