



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 WINSTON Drive, Calgary T3C 2P9**

MLS®#: **A2180180**

Area: **Westgate**

Listing Date: **11/22/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,108**  
Low Sqft:  
Ttl Sqft: **1,108**

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Quartz Counters,Recessed Lighting,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 7`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>6`7" x 8`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 8`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Laundry</b>	<b>Basement</b>	<b>12`7" x 10`0"</b>	<b>Office</b>	<b>Basement</b>	<b>10`10" x 14`0"</b>

**Bedroom - Primary  
Game Room**

**Main  
Basement**

**13`9" x 12`1"  
12`8" x 20`9"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**9`3" x 16`10"  
4`2" x 5`10"**

Title:  
**Fee Simple**  
Legal Desc:

**5111HN**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This beautifully updated bungalow offers over 2,200 square feet of living space in the highly sought-after community of Westgate. Located on a quiet, tree-lined street, this property sits on a generous 50' x 115' lot, just 10 minutes from downtown Calgary and a short walk to the C-Train. The main floor is bright and inviting, with hardwood flooring throughout and large windows that fill the space with natural light. The updated kitchen features new cabinets, imported quartz countertops, designer subway tile, stainless steel appliances, and a stunning view through the oversized windows. Three spacious bedrooms and a refreshed 4-piece bathroom complete the main level. The rear door provides potential for a separate entry to the basement, which could be converted into a suite with city approval and permits. The lower level boasts a massive recreation area with a cozy wood-burning fireplace, a fourth bedroom with an egress window, an updated 3-piece bathroom, and a separate laundry room. The backyard offers plenty of space for gardening, rear lane access to an oversized single detached garage, and ample room to enjoy outdoor living on the two tier deck. Recent upgrades include a new roof in 2018, a garage roof in 2024, and kitchen, bathroom, carpet, Hot water tank, paint, and window updates all completed in 2024. Situated close to parks, schools, amenities, and the LRT, this home is perfect for those seeking convenience and charm in a prime location. Don't miss out on this incredible opportunity—schedule your showing today and explore the virtual tour!**

Inclusions:  
Property Listed By:

**Century 21 Bamber Realty LTD.**

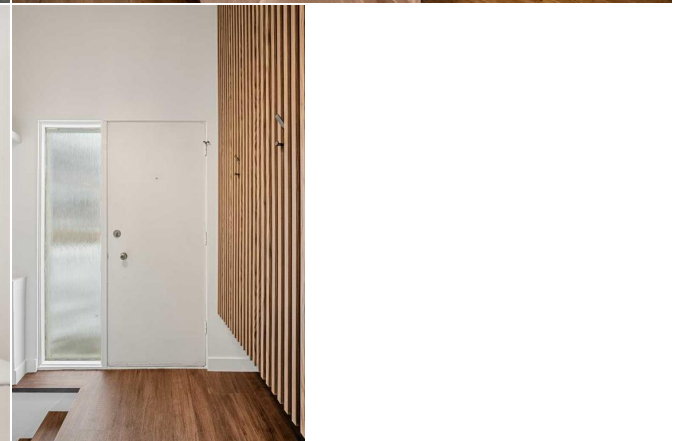
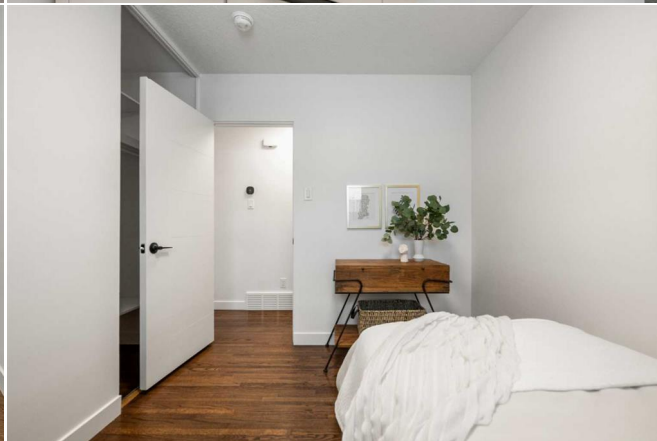
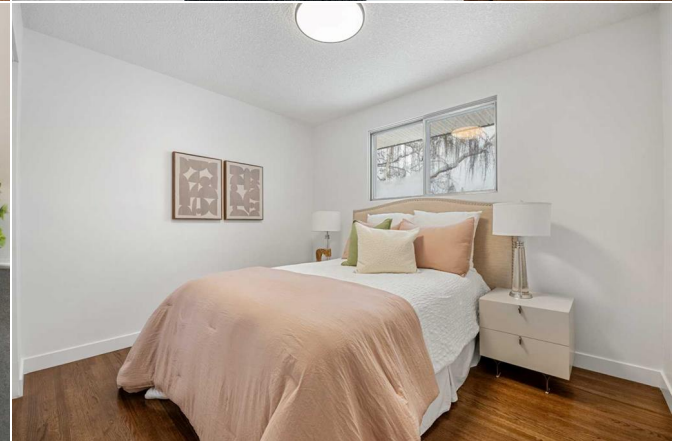
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



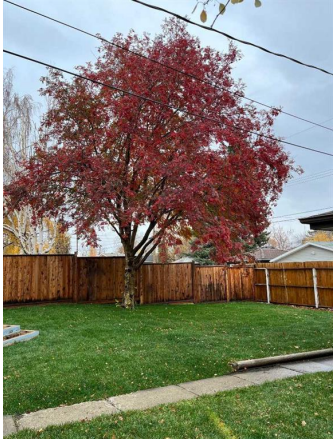




















**146 Winston Dr SW, Calgary, AB**

Main Floor Exterior Area 1108.55 sq ft  
Interior Area 1022.82 sq ft



0 3 6 ft PREPARED: 2024/11/22

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

**146 Winston Dr SW, Calgary, AB**

Basement (Below Grade) Exterior Area 190.25 sq ft  
Interior Area 908.22 sq ft



0 3 6 ft PREPARED: 2024/11/22

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