



THE
A-TEAM

**RE/MAX
FIRST**

199 WESTVIEW Drive, Calgary T3C 2S3

MLS® #: **A2192960**

Area: **Westgate**

Listing Date: **02/07/25**

List Price: **\$1,049,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 27-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,646**

Low Sqft:

Ttl Sqft: **1,646**

Lot Information

Lot Sz Ar: **6,450 sqft**

Lot Shape:

DOM

57

Layout

Beds: **4 (1 3)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot,Landscaped,Level**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Mixed,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`8" x 11`2"	Dining Room	Main	11`1" x 13`8"
Living Room	Main	16`8" x 13`10"	Game Room	Basement	26`5" x 19`10"
Laundry	Lower	6`11" x 5`0"	Walk-In Closet	Upper	12`5" x 5`9"
Furnace/Utility Room	Basement	8`2" x 6`6"	Bedroom - Primary	Upper	12`5" x 13`3"
Bedroom	Lower	13`0" x 11`5"	Bedroom	Basement	12`4" x 8`11"
Bedroom	Basement	10`7" x 10`1"	4pc Bathroom	Main	5`0" x 7`11"

3pc Bathroom

Basement

8`2" x 4`11"

5pc Ensuite bath
Legal/Tax/Financial

Upper

12`5" x 10`10"

Title:
Fee Simple
Legal Desc:

6123HK

Zoning:
R-CG

Remarks

Pub Rmks:

This fully REDESIGNED and RENOVATED FOUR-LEVEL SPLIT is a rare find, combining high-end finishes, modern functionality, and a central location! Nestled on a spacious 64.5-ft x 100-ft CORNER LOT in the heart of WESTGATE, this home is an ideal choice for families, professionals, or anyone looking for a move-in-ready home w/ style and substance! From the moment you step inside, the warmth and character of this home shine through. The main level is bright and welcoming, w/ an open-concept living area and large windows for lots of natural light, w/ a stunning floor-to-ceiling tiled fireplace as the focal point, with built-in shelving and a beautiful wood slat feature wall. The kitchen features stunning, designer touches, including high-end appliances that sit alongside a sleek waterfall island w/ wood slat accents, and custom cabinetry make it a dream for both everyday cooking and hosting. The dining area seamlessly connects to the outdoors w/ double doors leading to a brand-new deck—perfect for summer BBQs or enjoying a quiet morning coffee. A good-sized main floor bedroom or den and a 4-pc bathroom round out the main level, before heading upstairs to the dedicated primary retreat. The primary suite offers a peaceful haven w/ its stylish feature wall, spacious walk-in closet w/ built-in organizers, and oversized windows. The clean, modern ensuite features a luxurious soaker tub, heated tile floors, a double vanity w/ premium fixtures, and a walk-in shower w/ body jets, creating a space where you can truly unwind. On the lower level, a functional and stylish mudroom w/ custom cabinetry provides ample storage, keeping everything organized. This level also features a versatile walkout space that can be used as a home office, gym, or bedroom, plus a convenient laundry room w/ cabinetry and a sink. The basement extends the living space even further, offering two generously sized bedrooms, a spacious rec room w/ built-in media centre, a wet bar w/ full-height tile backsplash and beverage fridge, and another full bathroom. Beyond its impressive interior, this home has been extensively updated w/ quality materials built to last. The exterior features durable Hardie board siding, brand-new windows, and a recently replaced roof. A massive detached double garage w/ its own sub-panel provides plenty of parking and storage, while the large driveway and ample street parking ensure convenience for guests. Living in Westgate means enjoying a well-established neighbourhood with incredible amenities. Just two blocks from Edworthy Park, outdoor recreation is right at your doorstep. Top-rated schools—including Westgate School, Vincent Massey, and Ernest Manning—are within minutes, making this an ideal location for families. Westbrook Mall, the Westbrook LRT station, and various shopping and dining options are just down the road, offering the perfect balance of suburban tranquility and urban convenience. This home blends thoughtful design, high-quality finishes, and a fantastic location!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











