

11 Westview Drive SW
Calgary, Alberta

MLS # A2154156



\$650,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Welcome to 11 Westview Drive SW, this 3-bedroom, 1,152-square-foot raised bungalow sits on a 60-foot-wide lot in the sought-after community of Westgate. This exceptional lot features a stone patio and coveted west-facing back yard. The living room is a generous size with a large picture window which offers lots of natural light. The dining room is open to the living room which oversees the back yard. The bedrooms are all a good size, with hardwood floors in each. The bathroom was updated a few years ago featuring a large walk-in shower. The galley kitchen is a classic kitchen layout that's simple with appliances that service both sides. The lower level is developed with a large recreation room that provides many options, such as a play area for kids or a media room for the whole family. Other developed areas are a 4th bedroom with w closets, a hobby/crafts room, and a 3-piece bathroom. This home is ideally situated close to three different schools, a playground, close to Edworthy Park, shopping, public transportation, and a short drive to downtown.