

146 Winston Drive SW
Calgary, Alberta

MLS # A2180180



\$725,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions:

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!