

12 Westover Drive SW
Calgary, Alberta

MLS # A2204298



\$659,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Basement: Refrigerator, Stove, Dishwasher

WELCOME HOME to Sought After Inner City Community of WESTGATE! This 1062 sq ft Bungalow is the Classic 3 Bedroom 50's bungalow with a Large Living Room. Dining Room and Kitchen with 3 Appliances and 5 pc Bath. You will love the Beautiful Quarter Sawn Hardwood throughout most of the main floor. Enjoy the Sunshine with South, West and East exposures and all the natural light streaming in. The Perfect Separate Entrance leads you to the lower level to an Illegal Suite (Never rented out) with a Large Kitchen with 3 Appliances and Rec room a 3 pc bath. The Backyard is Amazing with South and East Exposure you will love Playing and Entertaining Family and Friends. Half the Back Yard is Massive Garden which will provide Organic Vegetables for your family years to come. Looking to Park a Trailer or an RV? Then this is the Place for you! There is enough Room to accommodate the Garden and the RV. Fully Fenced and an Oversized 23.33 x 23.25 Double Car Garage makes this a Dream Property awaiting your Personal Design and Updates. Perfect Location for a family with Westgate Elementary (K-6), St. Michael Catholic School (K-9), Vincent Massey Jr High (7-9), Parks and Playgrounds are Just steps away! Close to Edworthy Park, 15 min to Downtown Driving or by C-Train and Quick Access to the Mountains! WELCOME HOME!