



236 Westwood Drive SW, Calgary, Alberta - \$650,000



Main Photo

Property Description

A diamond in the rough, built in 1960, this 1,040 square foot bungalow is nestled among a canopy of mature trees in the community of Westgate. The main level includes 3 bedrooms, a living room, dining room, kitchen, and a 4-piece bathroom. The basement contains an illegal suite developed in the 1980s, with a kitchen, living room, 4-piece bathroom, and 3 bedrooms. The suite has a separate rear entrance, while the main floor has a separate front entrance, with access between levels via a door and staircase. The roof was re-shingled in 2018, and new eavestroughs were installed at the same time. A paved driveway on the north side of the property accommodates two vehicles, with additional street parking in front. Located minutes from major roadways such as 17th avenue, Bow Trail, Stoney Trail, Sarccee Trail, Glenmore Trail, and the TransCanada highway, getting from A to B couldn't be easier. A typical commute downtown by car is 15 minutes, and a 10 minute walk to the LRT station at 45th street and a 15 minute commute on the LRT. For those who like to bike, it takes about 30 minutes to get downtown. For students, Westgate Elementary School is a 10 minute walk from the house, while Vincent Massey Jr. High and St. Michael K-9 school are 5 minutes by bike. The new Ernest Manning High School on 69th street is accessible via the 45th street LRT station. The University of Calgary, Mount Royal University and SAIT are



approximately 15 minutes by car. This location also has great access to recreation destinations like Banff, Canmore, and Kananaskis, via the TransCanada Highway, as well as closer venues like the Westside Rec Centre, the COP ski hill and its bike trails, Edworthy, Glenmore, Baker and Bowness parks. Many popular stores, restaurants, medical clinics, labs, and hospitals such as the Foothills and Rockyview are readily accessible by car. The location is within minutes of almost everything you could want. A fire station and a police station are 2 minutes away by car; close if you need them, but not too close that noise is an issue.

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