

# \$650,000 - 47 Westwood Drive Sw, Calgary

MLS® #A2207394

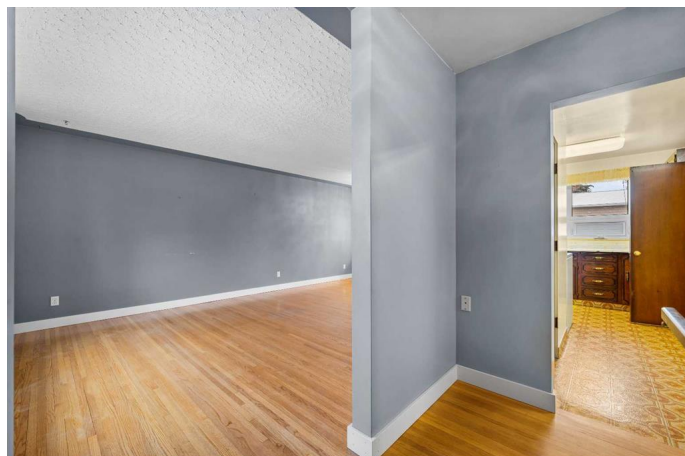
**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft  
Residential on 0.11 Acres

Westgate, Calgary, Alberta

| 3 BEDS UP | 2 FULL BATHS | 1,075 SQFT  
MAIN LEVEL | BUNGALOW IN WESTGATE |  
50' x 100' LOT WITH WEST FACING  
BACKYARD | ORIGINAL OWNER |  
SEPARATE BACK ENTRY | SINGLE  
DETACHED GARAGE | REFINISHED  
ORIGINAL HARDWOOD | NEW FURNACE  
2022 | HOT WATER TANK 2023 | 5  
EGRESS-SIZED WINDOWS IN BASEMENT |  
GREAT SUITE POTENTIAL | QUICK  
POSSESSION AVAILABLE | INVESTOR  
ALERT or PERFECT STARTER HOME! This  
solid 3-bedroom, 2-bath bungalow in desirable  
Westgate sits on a full 50' x 100' lot  
with a west-facing backyard—ideal for sunny  
evenings of entertaining. With 1,075 sqft on  
the main level, this home features refinished  
original hardwood, mid-century charm  
throughout, and has been lovingly maintained  
by the original owner for 66 years. The  
separate back entry and 5 egress-sized  
basement windows offer excellent suite  
potential (subject to approval and permitting by  
the city/municipality). Recent updates include  
a new furnace (2022) and hot water tank  
(2023). Single detached garage, quick access  
to downtown, and walking distance to schools  
and transit. A rare chance to own in a mature,  
family-friendly neighborhood—first time on  
the market! Be sure and check out the 3D  
Tour!

Built in 1959



## Essential Information

MLS® #	A2207394
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	47 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V8

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bar, Chandelier, Jetted Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.