

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

MLS® #A2207394

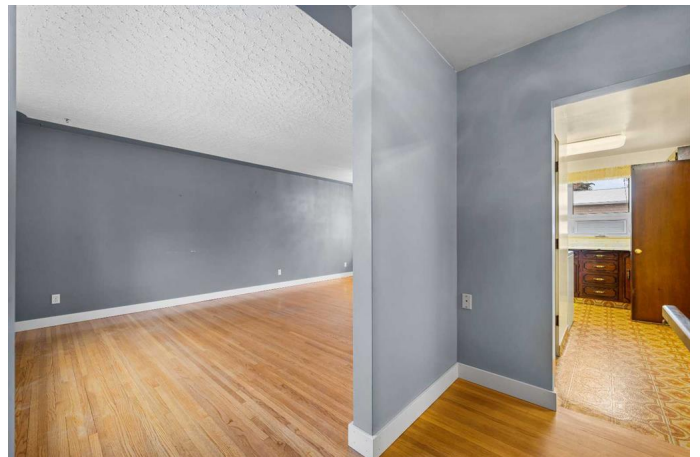
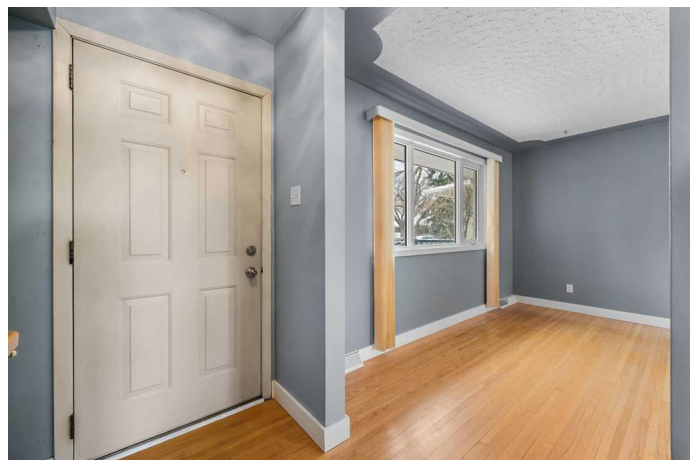
**\$650,000**

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 | 10              |
| Zoning         | R-CG            |

### **Listing Details**

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

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