

\$749,900 - 88 Westwood Drive Sw, Calgary

MLS® #A2257438

\$749,900

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

Charming Bungalow with Legal Suite in DESIRABLE WESTGATE AREA! Welcome to this beautifully maintained bungalow in the highly sought-after community of Westgate—just minutes from downtown and close proximity to the LRT station for ultimate convenience, offering quiet community living with quick access to the city core. This home offers two bedrooms and den for your office or potential to easily convert to a third bedroom. The homes open floor plan concept includes a generously sized living area and large kitchen with eating area.

Features you'll love include a newly developed legal basement suite, brand new appliances upstairs including a gas stove, Separate washer and dryer for each level including gas dryers, a gorgeous backyard on a spacious lot with updated concrete and landscaping. The detached garage offers an additional loft space with cozy fireplace! A bright, functional layout with timeless charm! Don't miss your chance to own in Westgate—book your showing today! NOTE *** BASEMENT SUITE DEVELOPED WITH PERMITS, BUILT TO CITY BYLAW STANDARDS - FINAL INSPECTION FOR LEGAL SUITE STATUS PENDING ***

Built in 1959

Essential Information

MLS® #

A2257438



Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	88 Westwood Drive Sw
Community	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V7

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Suite, See Remarks

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, City Lot, Front Yard
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
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