

# \$870,000 - 103 Warwick Drive Sw, Calgary

MLS® #A2231979

## \$870,000

5 Bedroom, 3.00 Bathroom, 1,110 sqft  
Residential on 0.14 Acres

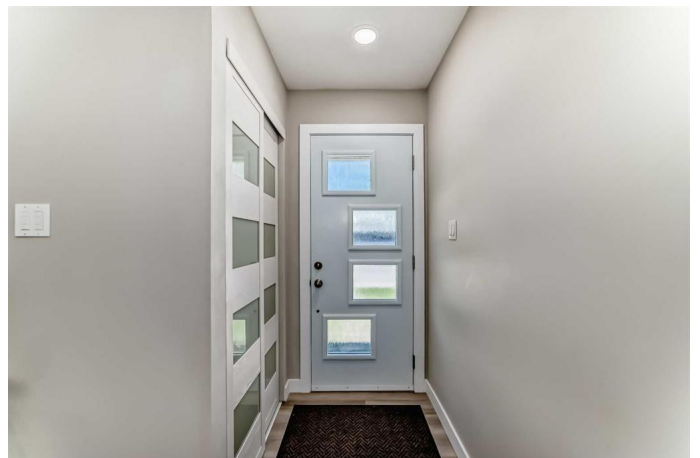
Westgate, Calgary, Alberta

Endless opportunities in this modern, fully developed, 5 bed and 3 bathroom bungalow on a quiet street in the desirable community of Westgate. Situated on an expansive 60 ft x 100 ft lot with a SW-facing back yard. Excellent location just a 10 min walk to Vincent Massey and Westgate schools, and a 5 min bike to 45 Street LRT station, close to Edworthy Park, and easy access to Bow Trail/Sarcee Trail.

Fantastic main floor layout has a central kitchen with a window overlooking the back yard and has been fully opened-up to the living room and dining room. The beautifully upgraded kitchen has full height pristine white cabinetry, new granite counter, new limestone tile backsplash, new counter depth fridge, newer dishwasher, a corner stool bar, and plenty of pot lights. The bright living and dining room has a feature stone wall with an electric fireplace!

The primary bedroom is separate from the other two bedrooms and has a walk-in closet and a 4-pce ensuite bathroom with new granite counter, dual sinks, and a corner glass shower. On the other side of the home is two additional bedrooms (one with a new window) plus a 3-pce bathroom with a large 10 mm glass shower. A European washer/dryer-in-one at the back entry.

Downstairs, an optional illegal 2-bedroom basement suite with a separate entrance, separate laundry, a rec room with a bar, a 4-pce bathroom, and a new kitchenette with



white cabinetry, granite counter, a fridge, and sink plus a second laundry area with a new washer and dryer!

Other fabulous interior upgrades include a new furnace and luxury vinyl plank flooring in 2023, all new interior main floor doors and exterior doors, a flat ceiling through most of the home, new attic insulation, and a roughed-in central vacuum system.

Step outside to new composite steps and massive concrete patio (2023) with countless opportunities to customize the space. Great yard and garden, newer fence, plus a large front porch! Oversized 23.5 ft x 21.5 ft double detached garage with shelving.

Built in 1958

**Essential Information**

MLS® #	A2231979
Price	\$870,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,110
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	103 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2R5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, European Washer/Dryer Combination
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Rhinorealty
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