# $650,000 - 236 Westwood Drive Sw, Calgary

MLS® #A2255255

**$650,000**
6 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.16 Acres

Westgate, Calgary, Alberta

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, Sarcee Trail, Glenmore Trail, and the TransCanada highway, getting from A to B couldnâ€™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.

Built in 1960

## Essential Information

| | |
|---|---|
| MLS® # | A2255255 |
| Price | $650,000 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,040 |
| Acres | 0.16 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 236 Westwood Drive Sw |
| Subdivision | Westgate |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C2W3 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Parking Pad |

## Interior

| | |
|---|---|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance |
| Appliances | Dryer, Refrigerator, Washer, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | None, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 12th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | ComFree |

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