163 Westwood Drive SW

Calgary | Active | MLS® A2351223

$669,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1960**	**1,219.74 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this inviting bungalow ideally situated on a desirable corner lot in the sought-after community of Westgate. Offering 3 bedrooms up plus 2 additional bedrooms on the lower level, this home delivers exceptional flexibility for families, guests, hobbies, or working from home. At the heart of the main level is a chef’s kitchen - an inviting space designed for cooking, gathering, and entertaining. The adjoining living and dining areas are filled with natural light and feature a cozy fireplace that adds warmth and character. The fully developed lower level features a generous family room made for gathering, it features its own fireplace and creates the perfect retreat for movie nights, entertaining, or relaxing with family. With two additional bedrooms, a flex room and a bathroom downstairs, the lower level offers tremendous versatility. And then there’s the yard - truly something special. Set on a generous corner lot, this beautifully maintained outdoor space offers room to entertain, garden, play, and simply enjoy summer. It’s the kind of yard that becomes the backdrop for years of family memories. The oversized detached garage with a loft provides exceptional space for vehicles, storage, hobbies, or a workshop, adding even more functionality to this wonderful property. The location is equally impressive. Enjoy easy access to green spaces, Edworthy Park, the LRT, schools, shopping, and everyday amenities, making this an ideal setting for both an active lifestyle and the practicalities of family life. Whether you’re heading out for a walk, commuting across the city, taking the kids to school, or enjoying the nearby parks and amenities, so much is conveniently close by. From the chef’s kitchen to the two fireplaces, incredible lower-level family room, five-bedroom layout, lots of storage space, oversized garage, and a yard you’ll absolutely fall in love with, this is a Westgate home that truly offers the complete package. This well-loved home with a practical floor plan, generous living spaces and comes with endless possibilities. Exceptionally located. NOTE: Some images are virtually staged. It's Your Key to the Lifestyle You've Always Dreamed Of . . . Make it Yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351223
Bedrooms	5
Bathrooms	3
Year Built	1960
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,219.74 sq. ft.
Main Level Finished Area:	1,219.74 sq. ft.
Below Grade Finished Area:	1,152.99 sq. ft.
Acreage:	No
Lot Area:	6,081 sq. ft.
Lot Frontage:	85'1"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	7
Year built:	1960 (Age: 66)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4994HN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, See Remarks, Stucco
Structure Type:	House

Roof:	Asphalt, Tar/Gravel
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Living Room, See Remarks
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Westgate (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	2 Awnings with 2 controls, Pergola with Awning
Restrictions:	See Remarks
Main Floor	Living Room · 17'3" × 14' ·
Main Floor	Dining Room · 12'3" × 11'4" ·
Main Floor	Kitchen · 15'2" × 11'10" ·
Main Floor	Foyer · 12'7" × 4'7" ·
Main Floor	Bedroom - Primary · 11'11" × 11'5" ·
Main Floor	Bedroom · 11'6" × 7'11" ·
Main Floor	Bedroom · 10'11" × 8'1" ·
Basement	Game Room · 25'2" × 15'10" ·

Basement	Bedroom · 10'9" × 10'7" ·
Basement	Bedroom · 11'7" × 10'9" ·
Basement	Flex Space · 10'8" × 7'7" ·
Basement	Storage · 7'10" × 5'2" ·
Basement	Storage · 7'9" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, See Remarks
Exterior Features:	Awning(s), Fire Pit, Private Yard
Patio And Porch Features:	Awning(s), Pergola, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/163-westwood-drive-sw-calgary-a2351223/

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