45 Westover Drive SW

Calgary | Active | MLS® A2353634

$849,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1958**	**1,071.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 21, 12:30-2:30PM * Welcome to 45 Westover Drive SW, a beautifully updated bungalow in the established community of Westgate, where mature neighbourhood charm meets modern everyday living. With four bedrooms, three full bathrooms, a fully finished basement, and parks and green space just steps away, this home offers the space, comfort, and convenience buyers are looking for. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The kitchen serves as the heart of the home, featuring granite countertops, stainless steel appliances, a built-in gas range, a central island, and plenty of cabinetry. The adjoining dining and living areas flow naturally together, creating a welcoming space to gather with family and friends. Built-in shelving and an electric fireplace add warmth and character to the living room. The main floor features two bedrooms, including a spacious primary retreat with its own five-piece ensuite, along with an additional four-piece bathroom. Downstairs, the fully finished basement provides even more room to enjoy, with a generous recreation area, two additional bedrooms, a full bathroom, and laundry. The home also features a 200-amp electrical panel. Whether you're accommodating guests, working from home, or looking for extra living space, this flexible layout offers plenty of possibilities. Outside, enjoy a fully fenced yard, a deck for summer gatherings, and a welcoming front porch. A detached single garage and additional parking pad provide practical convenience. One of the home's greatest advantages is its location. Situated in the established community of Westgate, you'll enjoy nearby parks, playgrounds, schools, shopping, and convenient access to the LRT and major routes. It's a neighbourhood that offers the comfort of an established residential setting while keeping everyday amenities within easy reach. If you've been searching for an updated bungalow with room to grow in a well-connected Calgary neighbourhood, 45 Westover Drive SW is worth a closer look.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353634
Bedrooms	4
Bathrooms	3
Year Built	1958
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:	1,071.72 sq. ft.
Main Level Finished Area:	1,071.72 sq. ft.
Below Grade Finished Area:	961.4 sq. ft.
Acreage:	No
Lot Area:	6,081 sq. ft.
Lot Frontage:	87'11 7/8 "
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	1958 (Age: 68)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2768HH
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Sep. HVAC Units
Fireplaces:	2
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Off Street, Parking Pad, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Westgate (Calgary)
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Encroachment, Utility Right Of Way
Main Floor	Bedroom · 12'6" × 9'3" ·
Main Floor	Dining Room · 10'5" × 6'11" ·
Main Floor	Kitchen · 13'11" × 10'5" ·
Main Floor	Living Room · 19'1" × 12'11" ·
Main Floor	Bedroom - Primary · 12'5" × 10'10" ·
Basement	Bedroom · 10'6" × 10'3" ·
Basement	Bedroom · 13'2" × 10'11" ·
Basement	Laundry · 6'7" × 6' ·

Basement	Game Room · 27'5" × 16'9" ·
Basement	Storage · 6'8" × 6'2" ·
Basement	Furnace/Utility Room · 7'1" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bookcases, Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck, Front Porch
Lot Features:	Back Yard, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-westover-drive-sw-calgary-a2353634/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.