

\$799,900 - 85 Warwick Drive Sw, Calgary

MLS® #A2254403

\$799,900

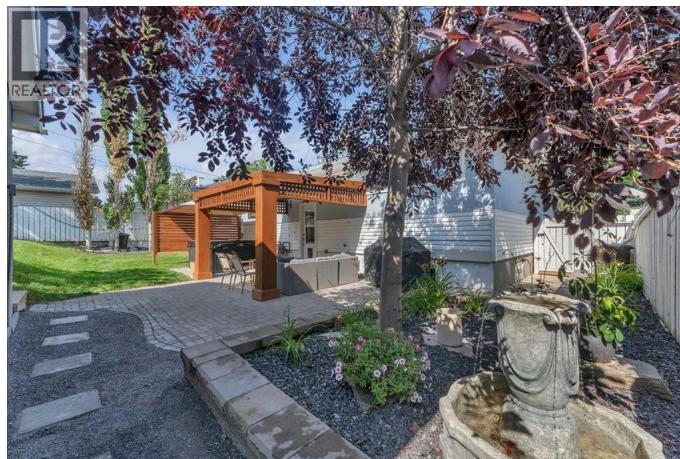
4 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.14 Acres

Westgate, Calgary, Alberta

OPEN HOUSE SAT OCT 11th 2:00-4:00.

Welcome to 85 Warwick Drive SW, a thoughtfully updated 4-bedroom, 2-bath bungalow nestled on a quiet, tree-lined street in Westgate. This established, family-oriented neighbourhood is known for its strong sense of community, access to top-rated schools, and unbeatable proximity to downtown, Edworthy Park, and the mountains. The main level features original hardwood floors, a welcoming living room with custom wood-burning fireplace, and a sunlit farmhouse-style kitchen with wood countertops, deep double sink, new stainless-steel appliances, and a new window overlooking the backyard. Three bedrooms and an upgraded bath with double stand-up shower complete the upper floor. The fully finished basement offers excellent family space with a second fireplace, barn doors, renovated bathroom/laundry area, and a spacious pantry/storage room. Recent upgrades include: new attic insulation, energy-efficient windows, new humidifier, upgraded electrical panel, hardwired fire alarms, extensive landscaping and more. Enjoy summer evenings under the pergola in the landscaped backyard, complete with privacy screen, raised garden beds, designated dog area, and a heated double garage with epoxy floor and built-ins. Walk to Westgate Elementary (Fr. Imm.), Wildwood Elementary, Vincent Massey JH & St. Michael's JH. Minutes to Edworthy Park, Westbrook LRT, Westgate Community Centre, Safeway, cafes



& Shaganappi Golf. A rare opportunity in a connected, active neighbourhood with fast access to downtown and weekend escapes to the Rockies. (id:6289)

Built in 1957

Essential Information

Listing #	A2254403
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,180
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	85 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
Province	Alberta
Postal Code	T3C2R5

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	3
Parking	Detached Garage, Garage, Heated Garage, Parking Pad
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco, Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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