

# \$635,000 - 99 Westwood Drive Sw, Calgary

MLS® #A2267768

**\$635,000**

3 Bedroom, 1.00 Bathroom, 1,095 sqft  
Residential on 0.14 Acres

Westgate, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 2 FROM 2:00 TO 4:00 Yes, you can afford to live in this great neighborhood that is close to everything you need. Shopping, schools, community parks and just a short jaunt to the Bow River and all the enjoyment it has to offer. A super clean one owner home is just waiting for a new family to enjoy it. Upstairs features a great sized living room, dining room open to the kitchen and a kitchen with a small eating area that was updated in the past. There are 3 bedrooms and a bathroom. Downstairs development is started but is easily made in to your dream family play space. The furnace and hot water tank have been updated and there's plenty of room for a truly enjoyable family space. Outside features a large single garage and decks and gardens with space to relax or play. This truly a gem that you will not want to miss.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2267768  |
| Price          | \$635,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,095     |
| Acres          | 0.14      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 99 Westwood Drive Sw |
| Subdivision | Westgate             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C 2V8              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Alley Access, Oversized, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                   |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Pine Shake                                                    |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-CG |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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