ROBERT HART MOORE **GRASSROOTS REALTY GROUP**

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379 Westwood Drive SW Calgary, Alberta

MLS # A2234859



\$869,968

Division:	Westgate			
Type:	Residential/House			
Style:	Bungalow			
Size:	1,072 sq.ft.	Age:	1960 (65 yrs old)	
Beds:	5	Baths:	2	
Garage:	Double Garage Detached			
Lot Size:	0.12 Acre			
Lot Feat:	Back Lane, No Neighbours Behind, Rectangular Lot			

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Hardwood, Laminate, Tile **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Concrete, Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Stone Counters, Storage

Inclusions: N/A

379 Westwood Drive SW | Location Location Location | Highly Sought-After Community Of Westgate Known For Its Beautiful Mature Tree-Lined Streets | Set On A Spacious 51' x 100' Rectangular Flat Lot With North & South Exposure | Five Bedroom, Two Bathroom Bungalow | Hardwood Floors on The Main Floor | Double Detached Garage | Promising Real Estate Opportunity In The Inner City Neighbourhood | Boasting A Central Position Within Easy Walking Distance To The Westgate LRT Station | Quick Access To Downtown & Major Roadways | Neighbourhood Offers A Variety Of Amenities, Including Parks, All Levels Of Schools & Shopping Centres | Current Land Use Is R-CG |