

# \$650,000 - 236 Westwood Drive Sw, Calgary

MLS® #A2255255

## \$650,000

6 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.16 Acres

Westgate, Calgary, Alberta

Built in 1960, this 1,040 square foot bungalow is situated on a 60 ft x 115 ft lot in the community of Westgate. The main level includes 3 bedrooms, a living room, dining room, kitchen, and a 4-piece bathroom. The basement contains an illegal suite developed in the 1980s, with a kitchen, living room, 4-piece bathroom, and 3 bedrooms. The suite has a separate rear entrance, while the main floor has a separate front entrance, with access between levels via a door and staircase. The roof was re-shingled in 2018, and new eavestroughs were installed at the same time. A paved driveway on the north side of the property accommodates two vehicles, with additional street parking in front. Located minutes from major roadways such as 17th avenue, Bow Trail, Stoney Trail, Sarcree Trail, Glenmore Trail, and the TransCanada highway, getting from A to B couldn't be easier. A typical commute downtown by car is 15 minutes, and a 10 minute walk to the LRT station at 45th street and a 15 minute commute on the LRT. For those who like to bike, it takes about 30 minutes to get downtown. For students, Westgate Elementary School is a 10 minute walk from the house, while Vincent Massey Jr. High and St. Michael K-9 school are 5 minutes by bike. The new Ernest Manning High School on 69th street is accessible via the 45th street LRT station. The University of Calgary, Mount Royal University and SAIT are approximately 15 minutes by car. This location also has great access to



recreation destinations like Banff, Canmore, and Kananaskis, via the TransCanada Highway, as well as closer venues like the Westside Rec Centre, the COP ski hill and its bike trails, Edworthy, Glenmore, Baker and Bowness parks. Many popular stores, restaurants, medical clinics, labs, and hospitals such as the Foothills and Rockyview are readily accessible by car. The location is within minutes of almost everything you could want. A fire station and a police station are 2 minutes away by car; close if you need them, but not too close that noise is an issue.

Built in 1960

### **Essential Information**

MLS® #	A2255255
Price	\$650,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	236 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2W3

### **Amenities**

Parking Spaces	4
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Parking	Parking Pad
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### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	ComFree
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