

103 Warwick Drive SW  
Calgary, Alberta

MLS # A2231979



**\$870,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** 2nd fridge, blinds, tv wall mount in living room, electric fireplace

Endless opportunities in this modern, fully developed, 5 bed and 3 bathroom bungalow on a quiet street in the desirable community of Westgate. Situated on an expansive 60 ft x 100 ft lot with a SW-facing back yard. Excellent location just a 10 min walk to Vincent Massey and Westgate schools, and a 5 min bike to 45 Street LRT station, close to Edworthy Park, and easy access to Bow Trail/Sarcee Trail. Fantastic main floor layout has a central kitchen with a window overlooking the back yard and has been fully opened-up to the living room and dining room. The beautifully upgraded kitchen has full height pristine white cabinetry, new granite counter, new limestone tile backsplash, new counter depth fridge, newer dishwasher, a corner stool bar, and plenty of pot lights. The bright living and dining room has a feature stone wall with an electric fireplace! The primary bedroom is separate from the other two bedrooms and has a walk-in closet and a 4-pce ensuite bathroom with new granite counter, dual sinks, and a corner glass shower. On the other side of the home is two additional bedrooms (one with a new window) plus a 3-pce bathroom with a large 10 mm glass shower. A European washer/dryer-in-one at the back entry. Downstairs, an optional illegal 2-bedroom basement suite with a separate entrance, separate laundry, a rec room with a bar, a 4-pce bathroom, and a new kitchenette with white cabinetry, granite counter, a fridge, and sink plus a second laundry area with a new washer and dryer! Other fabulous interior upgrades include a new furnace and luxury vinyl plank flooring in 2023, all new interior main floor doors and exterior doors, a flat ceiling through most of the home, new attic insulation, and a roughed-in central vacuum system. Step outside to new composite steps and massive concrete patio (2023) with countless

opportunities to customize the space. Great yard and garden, newer fence, plus a large front porch! Oversized 23.5 ft x 21.5 ft double detached garage with shelving.