

# \$698,000 - 39 Westwood Drive Sw, Calgary

MLS® #A2242015

**\$698,000**

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.01 Acres

Westgate, Calgary, Alberta

Welcome to 39 Westwood Drive SW â€” a well-maintained bungalow situated on a rare 60'x100' lot in the highly sought-after inner-city community of Westgate. Nestled on a quiet, tree-lined street, this property offers exceptional potential for investors, builders, or families looking to renovate or redevelop in a prime location.

This spacious home features 4 bedrooms and 2 full bathrooms, with beautifully refinished original hardwood floors on the main level. The layout is bright and functional, with a large living room, dedicated dining space, and a well-sized kitchen. The fully finished lower level offers a generous rec room complete, a large bedroom, a 3-piece bath, and ample storage and utility space.

The sunny west-facing backyard is perfect for relaxing or entertaining â€” enjoy a large patio area, included BBQ with natural gas line, and plenty of green space for gardening or play. The detached double garage features two separate bays, a 30A 240V panel, and additional parking under the front carport and extra-long driveway, ideal for RV parking or guests.

Key updates include a high-efficiency furnace with ventilation fan, a new refrigerator, and fresh paint throughout â€” offering peace of mind for future owners.



Walkable to top-rated schools, the Westbrook LRT, parks, and a short drive to shopping and downtown, this location offers unmatched convenience. Whether youâ€™re planning to renovate, rent out, or build your dream home, this is a standout opportunity in a neighbourhood seeing strong redevelopment momentum.

Opportunities like this donâ€™t last â€” call today to book your private viewing!

Built in 1959

**Essential Information**

MLS® #	A2242015
Price	\$698,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.01
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	39 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V8

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking, Attached Carport
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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