

\$870,000 - 103 Warwick Drive Sw, Calgary

MLS® #A2231979

\$870,000

5 Bedroom, 3.00 Bathroom, 1,110 sqft
Residential on 0.14 Acres

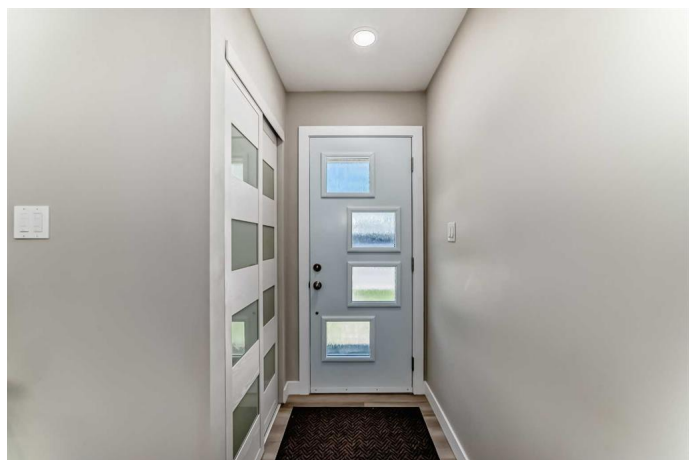
Westgate, Calgary, Alberta

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.

Built in 1958

Essential Information

MLS® #	A2231979
Price	\$870,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,110
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	103 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Rhinorealty
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