

\$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 you'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 don't last – 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	6
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.