

**85 Warwick Drive SW**  
**Calgary, Alberta**

**MLS # A2254403**



**\$810,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westgate                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                      |               |                   |
| <b>Size:</b>     | 1,180 sq.ft.                                                  | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Insulated, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped          |               |                   |

|                    |                                             |                   |      |
|--------------------|---------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Wood Counters |                   |      |

**Inclusions:** Garage Heater, TV Wall Mount (living room), Refrigerator (Basement)

Welcome to 85 Warwick Drive SW, a thoughtfully updated 4-bedroom, 2-bath bungalow nestled on a quiet, tree-lined street in Westgate. This established, family-oriented neighbourhood is known for its strong sense of community, access to top-rated schools, and unbeatable proximity to downtown, Edworthy Park, and the mountains. The main level features original hardwood floors, a welcoming living room with custom wood-burning fireplace, and a sunlit farmhouse-style kitchen with wood countertops, deep double sink, new stainless-steel appliances, and a new window overlooking the backyard. Three bedrooms and an upgraded bath with double stand-up shower complete the upper floor. The fully finished basement offers excellent family space with a second fireplace, barn doors, renovated bathroom/laundry area, and a spacious pantry/storage room. Recent upgrades include: new attic insulation, energy-efficient windows, new humidifier, upgraded electrical panel, hardwired fire alarms, extensive landscaping and more. Enjoy summer evenings under the pergola in the landscaped backyard, complete with privacy screen, raised garden beds, designated dog area, and a heated double garage with epoxy floor and built-ins. Walk to Westgate Elementary (Fr. Imm.), Wildwood Elementary, Vincent Massey JH & St. Michael's JH. Minutes to Edworthy Park, Westbrook LRT, Westgate Community Centre, Safeway, cafes & Shaganappi Golf. A rare opportunity in a connected, active neighbourhood with fast access to downtown and weekend escapes to the Rockies.