

# \$798,800 - 238 Westminster Drive Sw, Calgary

MLS® #A2228016

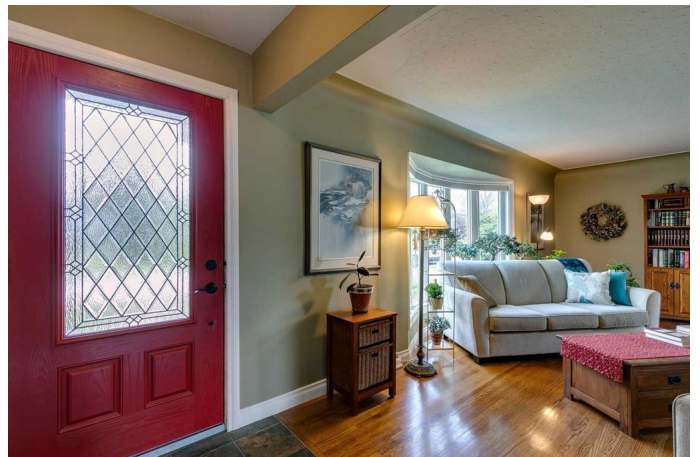
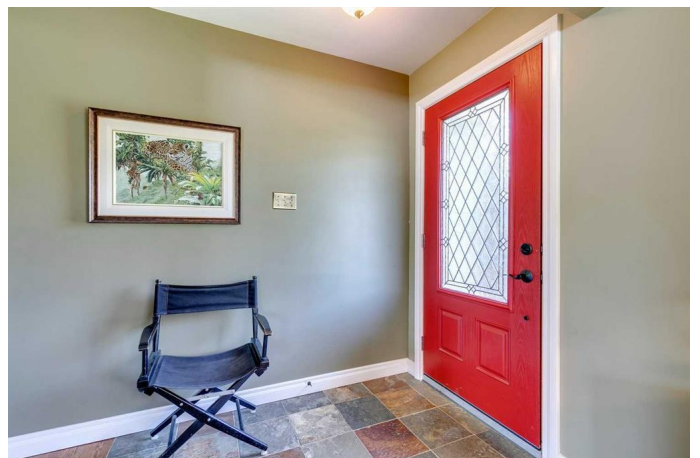
**\$798,800**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

A RARE FIND! First time offered to market in 36 years and only the 2nd owner in 65 years! This beautifully maintained & upgraded, 1,150 sqft bungalow is on a gorgeous 55â€™™x110â€™™ lot in the heart of Westgate. Traditional living room featuring a newer bow window & adjoining full size dining room â€” great for large family gatherings. The recently renovated kitchen was professionally finished & offers an abundance of cabinets, a wall pantry, pull-out drawers, upgraded Quartz countertops & plenty of room for a center island. The oversized picture window overlooks the private patio & backyard. There is direct access for the kids & great for barbequing! Three spacious bedrooms on the main floor plus a 4 piece bathroom with a very practical amenity â€” a laundry chute leading directly to the lower level laundry! The downstairs is mainly original but fully developed with an open craft/hobby space, full size rec room, 4th bedroom (with egress window), just needs to be finished with tape, paint & ceiling, 3 piece bath, large storage/cold room & laundry room with mechanical. Recent upgrades include: all PVC windows (up & down), Hardy board siding, roof shingles, exterior trim, fascia & eaves, HE furnace, hot water tank, custom kitchen & oak hardwood floors throughout the main. Smoke-free, pet-free home! The 25 year old, 24â€™™x24â€™™ garage is insulated & paneled with back lane access. Enjoy your own private oasis in the oversized backyard with a Rundle



Rock patio area (perfect for a gazebo), a sandbox for the kids & beautiful perennials, mature trees & shrubs. Backyard also offers excellent potential for RV parking or additional off-street parking. Westminster Drive is one of the most sought-after streets in the community â€“ walk to the elementary school, community centre & LRT, close to neighborhood police & fire stations. Pick your possession date and enjoy the summer in your beautiful new Westgate home! Great home! Great value!

Built in 1959

**Essential Information**

MLS® #	A2228016
Price	\$798,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	238 Westminster Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2T6

**Amenities**

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

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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