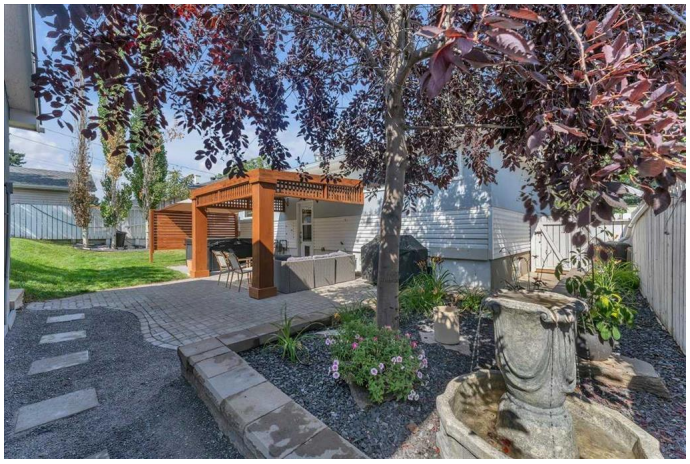
$810,000 - 85 Warwick Drive Sw, Calgary

MLS® #A2254403

$810,000
4 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.14 Acres

Westgate, Calgary, Alberta



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. Michaelâ€™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.

Built in 1957

Essential Information

MLS® #	A2254403
Price	$810,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	85 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2R5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Insulated, Parking Pad, Heated Garage
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Wood Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Permeable Paving
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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