

\$818,900 - 103 Warwick Drive Sw, Calgary

MLS® #A2231979

\$818,900

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

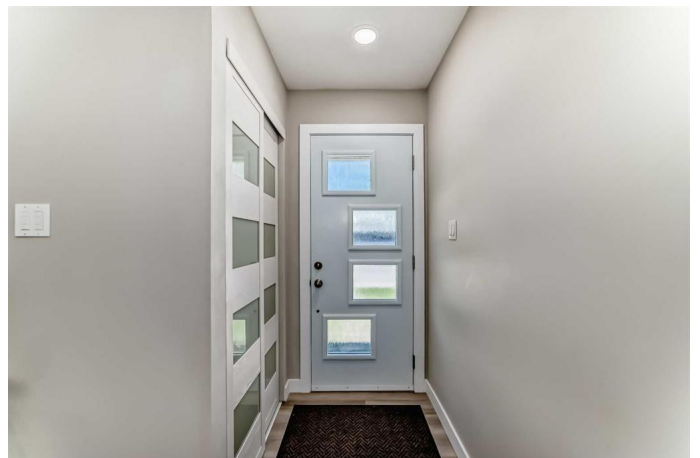
Westgate, Calgary, Alberta

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 | \$818,900 |
| 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, Garage Control(s), Range Hood, Refrigerator, Washer, European Washer/Dryer Combination |
| 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 | 48 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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