

143 Waskatenau Crescent SW  
Calgary, Alberta

MLS # A2238999

\$775,000

|           |                                          |        |                   |
|-----------|------------------------------------------|--------|-------------------|
| Division: | Westgate                                 |        |                   |
| Type:     | Residential/House                        |        |                   |
| Style:    | Bungalow                                 |        |                   |
| Size:     | 1,211 sq.ft.                             | Age:   | 1959 (66 yrs old) |
| Beds:     | 4                                        | Baths: | 4                 |
| Garage:   | Single Garage Detached                   |        |                   |
| Lot Size: | 0.14 Acre                                |        |                   |
| Lot Feat: | Back Lane, City Lot, Landscaped, Private |        |                   |

|             |                             |            |      |
|-------------|-----------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas     | Water:     | -    |
| Floors:     | Laminate                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle             | Condo Fee: | -    |
| Basement:   | Finished, Full              | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame    | Zoning:    | R-CG |
| Foundation: | Poured Concrete             | Utilities: | -    |
| Features:   | Kitchen Island, See Remarks |            |      |

Inclusions: N/A

Welcome to this beautifully upgraded home located in the peaceful, desirable inner-city community of Westgate, renowned for its mature, tree-lined streets and family-friendly atmosphere. The main level features three spacious bedrooms and two bathrooms. The open concept living area is bright and cheery with ample counter and cupboard space in the u-shape kitchen. A fully finished basement includes a cozy family room, a bedroom, an office for remote work or study, an ample washer/dryer area with storage, plus the added feature of two more bathrooms complete with showers. The backdoor entrance leading to the downstairs offers convenience and potential. The well-treed yard lends privacy to the three-season sunroom and an open deck. Lots of off-street parking in the 16' x 22' garage and on the wide parking pad extending the entire length of the property. Perfect for an RV or extra vehicle. No playschool next door, it is in Glendale Enjoy a prime location just a short walk to the Westgate LRT Station, quick and easy access to downtown, top schools, and major roadways. Sitting on a sizeable lot with an attractive price point, this property is a promising real estate opportunity you won't want to miss!