

**143 Waskatenau Crescent SW  
Calgary, Alberta**

**MLS # A2238999**



**\$797,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!