

\$998,500 - 199 Westview Drive Sw, Calgary

MLS® #A2231658

\$998,500

4 Bedroom, 3.00 Bathroom, 1,646 sqft

Residential on 0.15 Acres

Westgate, Calgary, Alberta

* OPEN HOUSE | SATURDAY AUGUST 23 | 1:00 PM - 3:00 PM * This fully REDESIGNED and RENOVATED FOUR-LEVEL SPLIT is a rare find, combining high-end finishes, modern functionality, and a central location! Nestled on a spacious 64.5-ft x 100-ft CORNER LOT in the heart of WESTGATE, this home is an ideal choice for families, professionals, or anyone looking for a move-in-ready home w/ style and substance! From the moment you step inside, the warmth and character of this home shine through. The main level is bright and welcoming, w/ an open-concept living area and large windows for lots of natural light, w/ a stunning floor-to-ceiling tiled fireplace as the focal point, with built-in shelving and a beautiful wood slat feature wall. The kitchen features stunning, designer touches, including high-end appliances that sit alongside a sleek waterfall island w/ wood slat accents, and custom cabinetry make it a dream for both everyday cooking and hosting. The dining area seamlessly connects to the outdoors w/ double doors leading to a brand-new deckâ€”perfect for summer BBQs or enjoying a quiet morning coffee. A good-sized main floor bedroom or den and a 4-pc bathroom round out the main level, before heading upstairs to the dedicated primary retreat. The primary suite offers a peaceful haven w/ its stylish feature wall, spacious walk-in closet w/ built-in organizers, and oversized windows. The clean, modern ensuite features a luxurious soaker tub, heated tile floors, a double vanity w/ premium



fixtures, and a walk-in shower w/ body jets, creating a space where you can truly unwind. On the lower level, a functional and stylish mudroom w/ custom cabinetry provides ample storage, keeping everything organized. This level also features a versatile walkout space that can be used as a home office, gym, or bedroom, plus a convenient laundry room w/ cabinetry and a sink. The basement extends the living space even further, offering two generously sized bedrooms, a spacious rec room w/ built-in media centre, a wet bar w/ full-height tile backsplash and beverage fridge, and another full bathroom. Beyond its impressive interior, this home has been extensively updated w/ quality materials built to last. The exterior features durable Hardie board siding, brand-new windows, and a recently replaced roof. A massive detached double garage w/ its own sub-panel provides plenty of parking and storage, while the large driveway and ample street parking ensure convenience for guests. Living in Westgate means enjoying a well-established neighbourhood with incredible amenities. Just two blocks from Edworthy Park, outdoor recreation is right at your doorstep. Top-rated schoolsâ€”including Westgate School, Vincent Massey, and Ernest Manningâ€”are within minutes, making this an ideal location for families. Call your favourite agent to view today!

Built in 1959

Essential Information

MLS® #	A2231658
Price	\$998,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,646

Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	199 Westview Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Separate Entrance, Wet Bar
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Bar Fridge, Gas Cooktop
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle

Construction	Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	67
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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