

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Appointment: Realtor

403-249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rlfoothills.com

Rooms: 6
Bedrooms: 3 + 2
Bathrooms: 2.5
Taxes: (09) \$2317.54
Possession: 60 days or neg.

Address:
116 Westminster Drive S.W.

District: Westgate
Number: C039
Plan: 5111HN Block: 18 Lot: 17

Home Size: 1132 sq feet
Age: 1958
Lot: Rectangle
Style: Bungalow
Parking: Oversized Dble
Detached
Ext. Finish: Stucco

Floor Finish: Hardwood,
Carpet, Lino
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: Gas
Basement: Finished

Price: **\$429,900**
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Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 17' x 11"
Dining Room: (M) 9' x 9'6"
Kitchen: (M) 8' x 8'8"
Nook: (M) 12'9" x 5'
Master Bedroom: (M) 11' x 12'3"
Bedroom: (M) 9' x 9'

Bedroom: (M) 9'6" x 10'
Bedroom: (L) 10' x 12'
Bedroom: (L) 16'3" x 10'3"
Family Room: (L) 15' x 16'
Bathrooms: 4 piece main, 2 piece en-suite,
3 piece lower level

Included in Price: Fridge, Stove, All Existing Window Coverings, Washer & Dryer, Microwave

Highlights & Special Features: *If privacy and location are what you are looking for then this home is the one for you. Located in the centre of the desirable inner city district of Westgate the home sits on a large lot creating privacy; on an ultra quiet street the home's location could not be more desirable. An affordable home located only steps from the community centre, a children's playground, playing fields, neighbourhood schools and downtown bus route. A well designed and practical layout allows for spacious open rooms, featuring gleaming hardwood floors throughout most of the main floor. A total of 3+2 bedrooms; and the master bedroom include a 2-piece en-suite. The combined living room and dining room open to the kitchen creates a natural flow to this area. The kitchen is very functional with the full sized sparkling white appliances and the large eating area directly beside the preparation area. The lower level is fully finished with a fourth and fifth bedroom and a family room. The yard has been fully fenced, bushes and trees bordering the lot creating privacy from your neighbours. The double parking pad to the side of the house and the oversized double detached garage to the rear of the house allow 4 vehicles to be safely parked off the street. Minutes to Westbrook Shopping Centre and the leg of the LRT. Contact Real Phaneuf at 403-249-4322 or www.calgaryconnection.com.*

