

\$985,000 - 199 Westview Drive Sw, Calgary

MLS® #A2255350

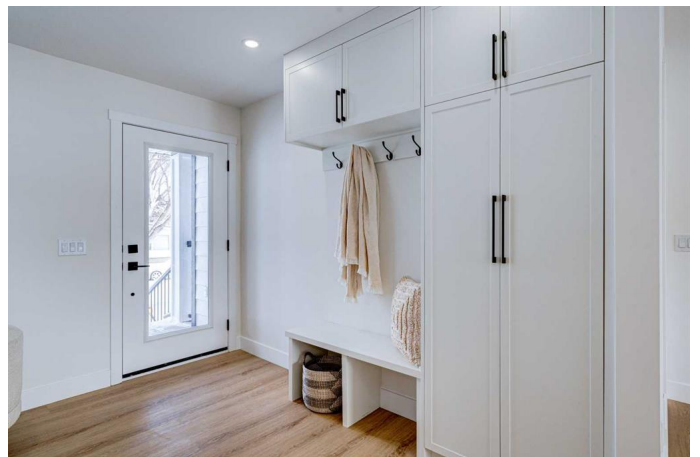
\$985,000

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.15 Acres

Westgate, Calgary, Alberta

This fully REDESIGNED and RENOVATED FOUR-LEVEL SPLIT is a rare find, combining high-end finishes, modern functionality, and a fantastic location! Nestled on a spacious 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, w/ 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 deck—perfect for summer BBQs or enjoying a quiet morning coffee. A good-size den/home office 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, a double vanity w/ premium fixtures, and a walk-in shower w/ body jets, creating a space



where you can truly unwind. On the WALKOUT level, a functional and stylish mudroom w/ custom cabinetry provides ample storage, keeping everything organized. This level also features a versatile space perfect for a home office/business (separate front entrance)gym, or bedroom, plus a convenient laundry room w/ cabinetry & 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 quiet, well-established neighbourhood w/ 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. Westbrook Mall, the Westbrook LRT station, and various shopping and dining options are just down the road, offering the perfect balance of suburban tranquility and urban convenience. This home blends thoughtful design, high-quality finishes, and a fantastic location.

Built in 1959

Essential Information

MLS® #	A2255350
Price	\$985,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,516
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
# of Garages	2

Interior

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.