

# \$880,000 - 145 Waskatenau Crescent Sw, Calgary

MLS® #A2208253

**\$880,000**

5 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

NEIGHBOURING PROPERTY ALSO

AVAILABLE! Opportunity knocks in Westgate!

This charming bungalow sits on a sprawling 60 x 100 ft corner lot, offering endless potential for renovations or redevelopment in one of Calgary's most established and sought-after communities. Whether you're an investor, builder, or looking to create your dream home, this property delivers unmatched possibilities.

The existing bungalow features a 2-bedroom illegal basement suite with a separate entrance, ideal for generating rental income while planning your next move. The main floor offers a classic layout with spacious living areas and large windows that fill the space with natural light. Outside, mature landscaping enhances privacy and curb appeal, giving the home a welcoming feel. Location is everything, and this property truly delivers! Steps away from Westgate's great amenities, you'll enjoy quick access to LRT, top-rated schools, shopping, and popular restaurants. Plus, outdoor enthusiasts will love the proximity to Edworthy Park, Bowness Park, and countless pathways. For those with an eye for future development, the neighbouring property is also for sale, presenting a rare opportunity to acquire a significant parcel for a multi-property project. Whether you envision renovating to create your ideal home or leveraging the lot for redevelopment, this Westgate gem offers unparalleled potential. Don't miss your chance—contact realtor



for more details!

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208253    |
| Price          | \$880,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,014       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 145 Waskatenau Crescent Sw |
| Subdivision | Westgate                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2X7                    |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 2                                                                    |
| Parking        | Garage Faces Rear, Parking Pad, Alley Access, Single Garage Detached |
| # of Garages   | 1                                                                    |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Storage                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Suite                                               |

**Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 37              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.