

# \$889,000 - 145 Waskatenau Crescent Sw, Calgary

MLS® #A2208253

**\$889,000**

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	\$889,000
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	Alley Access, Parking Pad, Garage Faces Rear, 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	25
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.