

# \$775,000 - 143 Waskatenau Crescent Sw, Calgary

MLS® #A2238999

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,211 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

Welcome to this beautifully upgraded home located in the peaceful, desirable inner-city community of Westgate, renowned for its mature, tree-lined streets and family-friendly atmosphere.

The main level features three spacious bedrooms and two bathrooms. The open concept living area is bright and cheery with ample counter and cupboard space in the u-shape kitchen. A fully finished basement includes a cozy family room, a bedroom, an office for remote work or study, an ample washer/dryer area with storage, plus the added feature of two more bathrooms complete with showers. The backdoor entrance leading to the downstairs offers convenience and potential.

The well-treed yard lends privacy to the three-season sunroom and an open deck. Lots of off-street parking in the 16' x 22'™ garage and on the wide parking pad extending the entire length of the property. Perfect for an RV or extra vehicle. No playschool next door, it is in Glendale

Enjoy a prime location just a short walk to the Westgate LRT Station, quick and easy access to downtown, top schools, and major roadways. Sitting on a sizeable lot with an attractive price point, this property is a promising real estate opportunity you won't want to miss!

Built in 1959



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238999    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,211       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 143 Waskatenau Crescent Sw |
| Subdivision | Westgate                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C2X7                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                   |
| Appliances        | Microwave, Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Fireplaces        | Gas                                           |
| Has Basement      | Yes                                           |
| Basement          | Finished, Full                                |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Garden                     |
| Lot Description   | Back Lane, Landscaped, Private, City Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 44              |
| Zoning         | R-CG            |

**Listing Details**

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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