

# \$710,000 - 56 Winslow Crescent Sw, Calgary

MLS® #A2242643

**\$710,000**

4 Bedroom, 1.00 Bathroom, 1,042 sqft

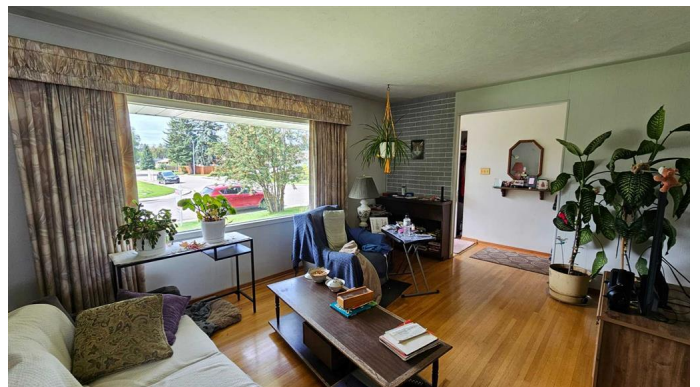
Residential on 0.13 Acres

Westgate, Calgary, Alberta

First time on the market in nearly 50 years, this lovingly maintained bungalow is ready for its next chapter. Tucked away on a quiet street in the highly sought-after community of Westgate, this home offers timeless charm, thoughtful updates, and an unbeatable location.

Inside, you'll find a warm and inviting layout that has been carefully cared for over decades, a testament to the pride of ownership. The kitchen, loaded with natural light overlooks the backyard garden—a true retreat for anyone who loves to grow their own vegetables or relax in a private outdoor space. Car enthusiasts, hobbyists, or those needing extra storage will appreciate the oversized double garage plus an additional carport, providing ample room for vehicles, tools, or recreational gear. The property's RCG zoning also opens up exciting opportunities for redevelopment (subject to approvals and permits from the City), multi-family living, or an income suite, making this both a wonderful home now and a smart investment for the future.

This established, family-friendly neighbourhood is cherished for its tree-lined streets, strong sense of community, and unbeatable access to both downtown and nature. You're minutes from the Westbrook and 45th Street C-Train stations, excellent schools, parks, and shopping. Plus, with Edworthy Park and the Bow River pathways close by, you'll have endless



options for walking, cycling, and enjoying the outdoors.

Whether you’re looking to settle into a well-loved home, renovate to suit your style, or explore redevelopment potential, this Westgate gem offers comfort, convenience, and opportunity in equal measure.

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242643    |
| Price          | \$710,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,042       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 56 Winslow Crescent Sw |
| Subdivision | Westgate               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 2R1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | Bar, Built-in Features |
|-------------------|------------------------|

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Washer, Window Coverings, Freezer, Gas Range |
| Heating      | Forced Air, Natural Gas                                           |
| Cooling      | None                                                              |
| Has Basement | Yes                                                               |
| Basement     | Full, Partially Finished                                          |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 20               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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