

# \$1,175,000 - 84 Westminster Drive Sw, Calgary

MLS® #A2221417

**\$1,175,000**

4 Bedroom, 4.00 Bathroom, 1,876 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

Perfectly positioned on a massive west-facing pie lot, this modern two-storey stunner rises above the crowd—literally and figuratively. Featuring 4 bedrooms, 3.5 bathrooms, and over 2,700 sq ft of fully developed, beautifully designed living space. This home combines timeless style with everyday functionality. Step inside to soaring floor-to-ceiling windows that flood the open-concept main floor with natural light; complete with Hunter Douglas blinds for privacy when you want it. Notice the flat finish on the ceilings throughout this home, no popcorn or knock down ceilings here! The kitchen is both chic and functional with white quartz countertops, timeless white cabinetry, stainless steel appliances including a gas range, and a great sized walk-in pantry. The spacious dining area is perfect for hosting, while the gas fireplace creates the perfect amount of separation from the cozy living room. Off the kitchen, your west-facing backyard oasis awaits. Featuring a two-tiered deck, space for BBQing and entertaining, hot tubbing, and soaking up the sun, and plenty of room for the kids or pets to play. Don't miss the oversized double garage with alley access—perfect for all your gear, vehicles, or projects. Upstairs, you'll be wowed by 14-foot vaulted ceilings throughout that will have you in awe when you enter your primary retreat, complete with custom built-ins for additional closet space, a private east balcony for your morning coffee, and a 5-piece spa-like en-suite with a soaker tub, glass shower, and



dual sinks. Two additional bedrooms overlook the backyard, plus a spacious laundry room with sink and another 4-piece bath complete the upper level. The fully finished basement takes entertaining to the next level with a projector, sound system, wet bar, and room for family games or workouts. The 4th bedroom and an additional 4-piece bathroom make this space perfect for guests or growing families. Located in the sought-after SW community of Westgate, youâ€™ll love the easy access to Bow Trail, 17th Ave, and Sarcee Trail, making your commute a breeze. Plus, youâ€™re just steps from Westgate Elementary, Vincent Massey Junior High, and Edworthy Parkâ€™s endless greenspaces and Bow river pathways. Don't miss out on this one of a kind property, book your private viewing today!

Built in 2015

### Essential Information

MLS® #	A2221417
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	84 Westminster Drive Sw
Subdivision	Westgate
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 2T1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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