

# WELCOME TO WESTGATE



DETACHED | 1,052 sq ft | 4 BEDROOMS | 2 BATHROOMS



## 112 WESTWOOD DRIVE SW

Amazing bungalow offers you winning combination - HOME & INCOME potential! Fully RENOVATED with over 1950 sq ft of living spaces, 4 bedrooms & 2 full baths. Located on a nice tree-lined street with mature landscaping. The front porch has aluminum railing, perfect for your flowers & patio chairs. Main floor offers open concept living room with corner fireplace, dining room area and a kitchen with maple cabinets, granite counter, central island & SS appliances. (Brand new microwave & electric range). Three generous sized bedrooms & a 4pc main bath. Hardwood flooring throughout the main. Separate entrance takes you down to a fully developed basement with a LEGAL SUITE boasting the 4th bedroom, den, living room, 4pc bath & a full kitchen with SS appliances & ( brand new laminate flooring). Laundry room is in the lower level and can be shared with tenants if rented out. Backyard is fenced, a large back deck, landscaped, flower pots etc. Oversized single garage plus 2 extra wide parking stalls or can accommodate an RV. House was totally renovated in 2010 & has City permits for all the electrical, plumbing & heating components. Other renos & updates in 2010 : exterior & interior doors, low-E windows & new blinds, attic insulation upgraded to R-50, 100 Amp electrical panel, high efficiency furnace, asphalt shingles. Recent upgrades are a new hot water tank & fresh paint throughout the house. (For investors, the approx. monthly rental appraisal May 2021 shows the income for both suites \$2,420). Perfect family home & /or for potential income from renting out one or both levels. Quick possession, move in before school year starts. Fantastic SW inner-city location with schools, parks, sports fields, hockey rink, shops, amenities & just a few blocks to West LRT. **MLS® # A1136672**



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## 112 Westwood Drive SW

### Detached Bungalow

Possession: **Negotiable**

Neighbourhood: **Westgate**

Built in: **1958**

Foundation: **Poured Concrete**

Construction: **Stucco, Vinyl Siding, Wood Frame**

Parking: **Parking Pad, Single Garage Detached (3)**

### Main Level

Kitchen: 12'2" x 8'7"

Kitchen: 8'6" x 8'1"

Dining Room: 13'1" x 10'4"

Primary Bedroom: 12'5" x 8'1"

Bedroom: 11'11" x 9'11"

Bedroom: 8'11" x 8'10"

### Lower Level

Family Room: 15'4" x 12'1"

Kitchen: 13'5" x 10'11"

Dining Room: 10'11" x 7'10"

Den: 11'1" x 8'9"

Bedroom: 11'1" x 10'7"

**Features:** Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floor-plan, Recessed Lighting, Separate Entrance

**Appliances:** Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings



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