

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

MLS® #A2242643

\$710,000

4 Bedroom, 1.00 Bathroom, 1,042 sqft

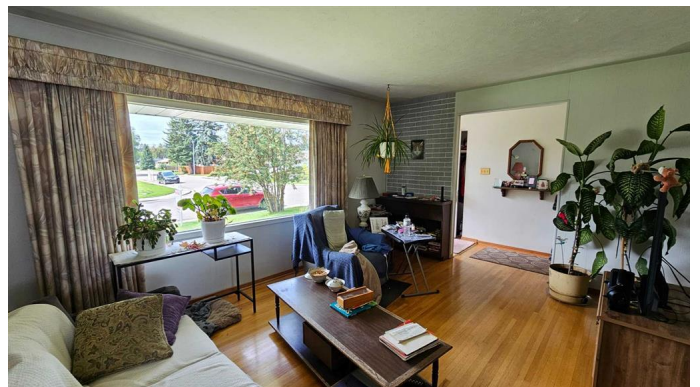
Residential on 0.13 Acres

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, Freezer, Gas Range, Refrigerator, Washer, Window Coverings
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	17
Zoning	R-CG

Listing Details

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

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