

# \$925,000 - 23 Westminster Place Sw, Calgary

MLS® #A2255593

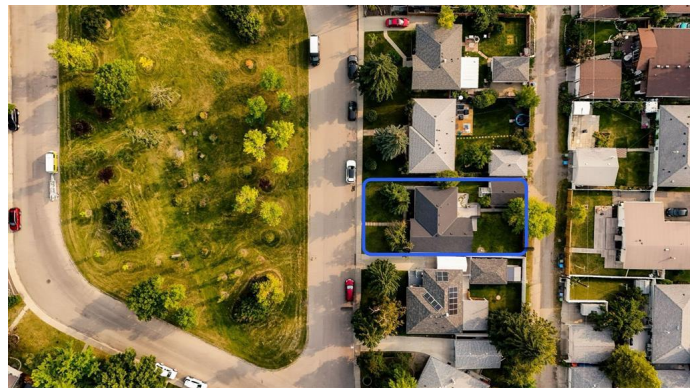
**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,244 sqft  
Residential on 0.13 Acres

Westgate, Calgary, Alberta

A rare opportunity in Westgate—this fully renovated 3 bedroom, 1,244 sq. ft. bungalow sits on a coveted, quiet street directly across from a lush treed park-like setting, offering a rare sense of privacy and natural views. The home showcases a stunning chef's kitchen with custom cabinetry, island with wine fridge, granite counters and premium DCS and Miele appliances. The generously sized open kitchen nook provides direct access to the expansive multi-level deck and west-facing yard through french doors. The spacious primary retreat features a dressing area, walk-in closet, and spa-inspired bath with soaker tub, separate shower, and heated tile floors. The professionally remodelled lower level by Timber Creek Homes is designed for both comfort and entertainment, featuring a custom wet bar and built-in wine rack, expansive family room, gym with rubber floor, third bedroom, full bath with steam shower, and a flex room for office or playroom. Upgrades include triple-pane windows, dual-zone HVAC, brand new washer, fence, water softener, and on-demand hot water and more. Just 10 minutes to downtown, steps to several schools (K-9), minutes to Westbrook Mall & C-Train, Westside Rec Centre, and close to Edworthy Park, this exceptional property combines sophisticated living with everyday convenience.

Built in 1958



## Essential Information

MLS® #	A2255593
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	23 Westminster Place Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2S8

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub, Steam Room, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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