

## \$324,900 - 44 Westview Drive, Calmar

MLS® #E4441282

**\$324,900**

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Very attractive by-level on Westview Drive in Calmar. Fully finished for the busy family. Very nice fenced yard with mature trees providing privacy. The main level has a spacious living area with adjoining dining room across from the u-shaped kitchen with lots of cupboard space. Three bedrooms & a 4 pce. bath complete the main level. Downstairs is the laundry room and a very large bedroom and another 4 pce. bath. There is a good sized recreation room with a bar and wood burning fireplace (WETT INSPECTED). Nice large windows make this a nice bright room for the whole family to enjoy. It's all done-just move in. Front & rear entrances both access the upper & lower level.

Built in 1992

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441282      |
| Price          | \$324,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,045         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 44 Westview Drive |
| Area        | Calmar            |
| Subdivision | Calmar            |
| City        | Calmar            |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0C 0V0           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bar, Hot Tub, R.V. Storage                             |
| Parking Spaces | 4  |
| Parking        | Front Drive Access, RV Parking, Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 30             |

## Zoning

## Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 9:48pm MDT