

## \$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	27

## 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 6th, 2025 at 5:32pm MDT