

\$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 | 8 |

Zoning

Zone 92

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Listing information last updated on June 17th, 2025 at 4:32am MDT