

## \$489,900 - 16 Westview Drive, Calmar

MLS® #E4449329

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this beautifully updated 5-bedroom, 3-bathroom bungalow, perfectly located close to schools, parks, and shopping. This home features a spacious open-concept layout with gleaming granite countertops and modern finishes throughout. Stay comfortable year-round with central air conditioning and enjoy the convenience of a double attached heated garage. The fully finished basement offers extra living space, perfect for a rec room, home gym, or media area. Outside, you'll find a fully fenced and landscaped yard—ideal for families, pets, and entertaining. A perfect blend of comfort, style, and location—this move-in ready home has it all! Calmar is a growing community only 15 mins from the Edmonton international Airport and Leduc. Featuring great schools and local shopping.

Built in 2004

### Essential Information

MLS® #	E4449329
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	16 Westview Drive
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	On Street Parking, Deck
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7

## 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 31st, 2025 at 8:17am MDT