

\$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	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 June 16th, 2025 at 5:02pm MDT