

Courtesy Of Lacy A Kuhn Of Exp Realty

## **\$485,000 - 9 Westview Drive, Calmar**

MLS® #E4451537

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,266 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to Westview Drive in the heart of Calmar—where small-town charm meets the perfect family home. This bi-level offers 4 bedrooms, 3 full bathrooms, over-sized garage and a bright, functional layout ideal for a growing family. The main level features a welcoming living space and dining area with access to a huge backyard, fully fenced, beautifully landscaped, and backing onto open space. Enjoy peaceful evenings on the oversized deck or let the kids and pets run free in the private yard. Downstairs, a spacious rec room, additional bedroom, and full bath provide plenty of room to relax and play. Situated just steps from schools, parks, and all the local amenities Calmar offers, this home combines convenience with community. Imagine weekend strolls through tree-lined streets and friendly neighbors. Whether you're starting out or settling down, this home offers comfort, privacy, and small-town warmth. Don't miss your chance to make lasting memories in this beautiful, move-in-ready home!

Built in 2004

### **Essential Information**

MLS® #	E4451537
Price	\$485,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,266
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9 Westview Drive
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Parking-Extra
Parking	Double Garage Attached, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 6th, 2025

Days on Market      6

Zoning                 Zone 92

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