

# \$467,900 - 16 Westview Drive, Calmar

MLS® #E4459886

## \$467,900

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® #         | E4459886  |
| Price          | \$467,900 |
| 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, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, 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    | September 27th, 2025 |
| Days on Market | 22                   |

Zoning

Zone 92

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Listing information last updated on October 19th, 2025 at 7:47pm MDT