

\$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 10

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 August 16th, 2025 at 1:32pm MDT