

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

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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                37

Zoning                            Zone 92

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