

# \$384,500 - 9 Westwood Drive, Didsbury

MLS® #A2242680

**\$384,500**

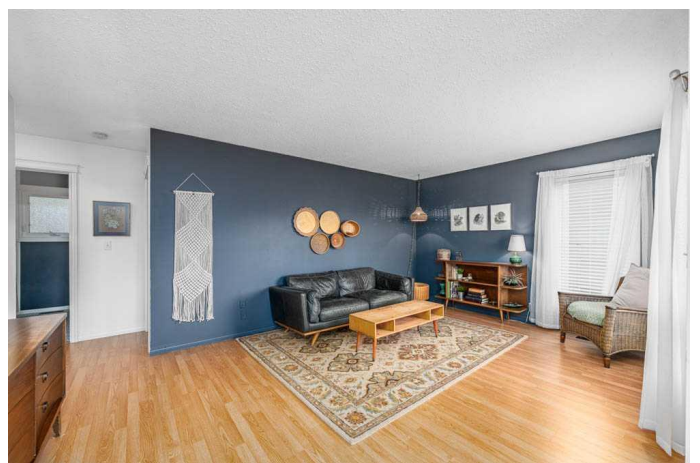
3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.15 Acres

NONE, Didsbury, Alberta

Fully Developed Bungalow in Prime Location! Welcome to the perfect blend of small town charm and modern convenience in beautiful Didsbury! This fully developed bungalow offers tremendous value in one of the area's most desirable family friendly neighbourhoods. Embrace the best of both worlds and escape the hustle of big city life while enjoying access to excellent amenities, rich historical character, and the welcoming community spirit that makes Didsbury truly special. This charming town offers a unique mix of heritage appeal and contemporary conveniences that create an unmatched quality of life. The main floor of this exceptional home features three generously sized bedrooms offering comfort and flexibility for growing families. A full bathroom serves the upper level, while the expansive living room provides the perfect space for family gatherings and daily relaxation. The bright, sunny kitchen and dining area offers abundant natural light creating a warm and inviting atmosphere that welcomes you home each day.

Venture downstairs to discover the fully developed lower level. The massive family room is perfectly designed for entertaining guests and family relaxation, while a fourth bedroom provides ideal space for guests, teenagers, or multi generational living arrangements. A complete bathroom adds convenience to the lower level, and the dedicated home office - craft room offers the perfect solution for today's lifestyles. Practical



laundry facilities keep daily life organized, while extensive storage solutions throughout the basement ensure everything has its place. Step outside to discover your private large back yard that offer endless possibilities for outdoor living and entertaining. The location of this remarkable home is truly unbeatable, located down the street from the golf course. This exceptional bungalow represents more than just a home; it's your gateway to the Didsbury lifestyle. With its perfect combination of space, location, and value, this property offers everything today's families are seeking.

Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242680    |
| Price          | \$384,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,152       |
| Acres          | 0.15        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9 Westwood Drive     |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |                          |
|---------|--------------------------|
| Parking | Front Drive, Parking Pad |
|---------|--------------------------|

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None, Other                                                                                           |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Landscaped         |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-1             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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