

\$649,900 - 819 85 Street Sw, Calgary

MLS® #A2116315

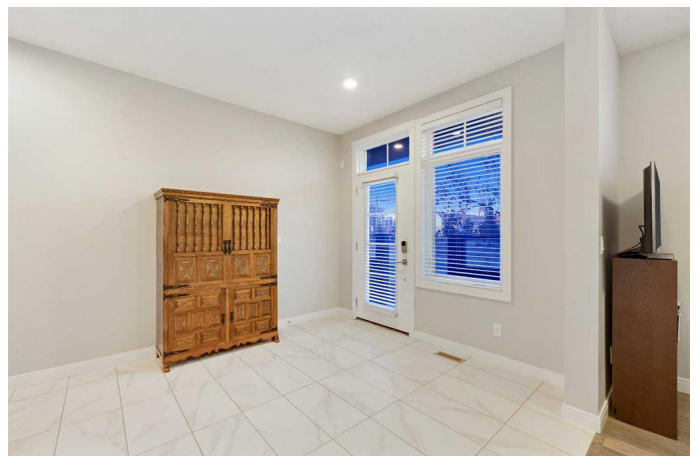
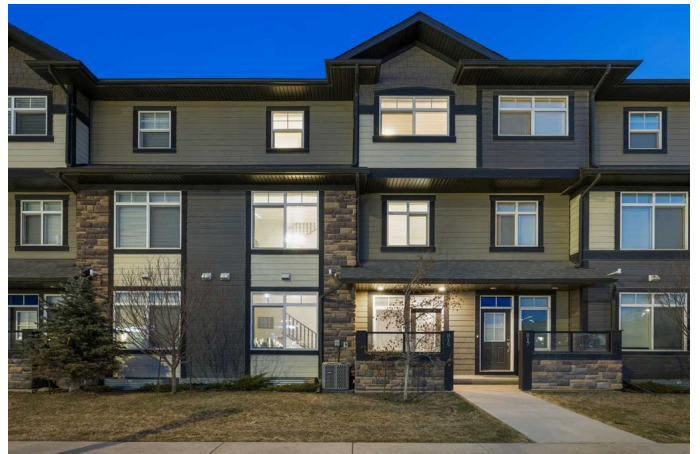
\$649,900

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Residential on 0.03 Acres

West Springs, Calgary, Alberta

WELCOME to this AIR-CONDITIONED (2021) EASY TO FIND, SPACIOUS 3 Storey Townhouse that has 1809.25 Sq Ft of DEVELOPED LIVING SPACE w/ATTACHED DOUBLE GARAGE (HUGE SHELVING above Door-capable of fitting/supporting spare tires, etc.), + a 423.16 Sq Ft BASEMENT, in the COMMUNITY of WEST SPRINGS!!! We start w/GREAT CURB APPEAL w/WELL-MAINTAINED, + CLEAN LANDSCAPING up to the FRONT PORCH into the Front Door. The Entry Level has a HUGE FOYER which gives ACCESS to the DEN area, a MUD ROOM, leading to Garage. Going down to the Basement it is ROUGHED-IN for PLUMBING, + EGRESS WINDOW for EXTRA BEDROOM/FITNESS ROOM, + BATHROOM. There is the 10'6" X 8'3" FLEX AREA, a 10'9" X 9'8" CONVENIENT STORAGE ROOM, a 16'4" X 3'6" CELLAR, + the UTILITY ROOM. Heading to the Main Level you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD Flooring, NEUTRAL COLOUR SCHEME, + 9' CEILINGS that give an AIRY AMBIENCE. A Handy 2 pc BATHROOM. The 14'10" X 14'5" LIVING ROOM has WINDOWS allowing in NATURAL LIGHT which INVITES RELAXATION at the end of the day whether it is taking a nap when needed, or Reading a Book in the 7'10" X 6'4" READING NOOK AREA. There are also DOUBLE-WIDE DOORS to the



9â€™ X 4â€™ BALCONY that does incl/BBQ GAS LINE for EASY ENTERTAINING. The 11â€™ X 8â€™ DINING ROOM has plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. The IMMACULATE, + CHEFâ€™S STYLE KITCHEN w/Window, WHITE CABINETRY, SS APPLIANCES, GLASS TILED BACKSPLASH, GRANITE COUNTERTOPS, PENDANT LIGHTING, + a SLEEK ISLAND incl/BREAKFAST BAR AREA. The Upper Level has a 12â€™ X 12â€™ PRIMARY BEDROOM w/WALK-IN CLOSET, 5 pc EN-SUITE BATHROOM incl/DOUBLE SINKS, a GLASS SHOWER, + separate BATHTUB. There are 2 GOOD-SIZED BEDROOMS as well, 4 pc BATHROOM, + a LAUNDRY ROOM. The HIGHLIGHTS are CAT5e NETWORK WIRING/PATCH PANEL in Utility Room connecting Office/Kitchen/Living Room/Reading Room/Primary Bedroom. Full Fibre Internet wired into Utility Room. In-wall wiring/conduit for hidden cables for Living Room TV Mount, HRV System, Roughed-In for Central Vacuum. TRIPLE-PANED WINDOWS on 85 Street side, a Programmable Wi-Fi Thermostat, + a CLEAN/MODERN FEEL to the LUXURIOUS HOME. There is so much VALUE here - FRONT/BACK ACCESS, EXTRA STORAGE, a CELLAR, a DEN/OFFICE, a 3 STOREY + BASEMENT, an ATTACHED DOUBLE GARAGE, 3 BATHROOMS, 3 BEDROOMS, + LOW CONDO FEES!!! At WENTWORTH POINTE, you get the COMFORTS of a Single-Family Home while ENJOYING the Lock-and-Leave LIFESTYLE w/NO EXTERIOR UPKEEP. This FAMILY FRIENDLY COMMUNITY of WENTWORTH in the PRESTIGIOUS UPPER WEST SIDE hosts many HIGHLY-SOUGHT AFTER SCHOOLS, + EVENTS throughout the year. A HIGHLY-WALKABLE NEIGHBORHOOD to 2 Grocery

Stores/Banks/Boutique Shops/Recreation Centres/Restaurants/Spas/Salons/Fitness Studios, + MORE. Stoney Tr is 2 minutes away (no noise) minutes from Highway-1, + LRT access nearby. ABUNDANT GREEN SPACES, BIKE/WALKING PATHWAYS, + PARKS NEARBY for NATURE'S BEAUTY especially on those LEISURELY DAYS. BOOK your SHOWING TODAY!!!

Built in 2019

Essential Information

MLS® #	A2116315
Price	\$649,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	819 85 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1W7

Amenities

Amenities	Secured Parking, Snow Removal
Parking Spaces	2

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Full, Unfinished
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Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting, Paved
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Composite Siding, Stone, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 18th, 2024
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Date Sold	April 23rd, 2024
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Days on Market	5
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Zoning	M-G
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX House of Real Estate
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