

\$798,000 - 16 Westpoint Gardens Sw, Calgary

MLS® #A2136568

\$798,000

3 Bedroom, 3.00 Bathroom, 2,250 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

This bright, open concept, 3 bed/2.5 bath home in West Springs is the perfect place to start or grow your family! Enter from the covered front porch to the open foyer area, with formal dining room to the left. Natural maple hardwood floors flow seamlessly throughout the main floor to the open kitchen, nook and living area. Large windows overlooking the deck and south facing backyard ensure that the main living areas are always bright and inviting. Kitchen features pantry, stainless steel appliances, "homework" area, and eat up island. Main floor also includes a powder room and mud/laundry room leading to the double garage. Easy access to the deck from the kitchen nook makes barbecuing a breeze, while children can play in the fully fenced, treed backyard. Two sheds (included) offer extra storage for toys and garden tools.

Upstairs find a huge bonus room (with built in shelving and roughed in for a gas fireplace) with a vast view of the open field across the street. The primary bedroom features a private south facing deck, a 4-piece ensuite with jetted tub and steam shower, and a walk-in closet. Two other bedrooms and a 4-piece bath complete the upstairs.

The unfinished lower level has a roughed in bathroom, egress windows and high ceilings and is ready for your personal design.



The huge athletic field and play area across the road gives the home an expansive feeling, plus the children have lots of space to run! Located in the desirable community of West Springs with parks, pathways, Winsport and close to excellent schools, shopping, and restaurants, plus quick access to the new ring road. Make this your new home!

Built in 2001

Essential Information

MLS® #	A2136568
Price	\$798,000
Sold Price	\$820,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,250
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Westpoint Gardens Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4M7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 14th, 2024
Days on Market	10
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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