

\$699,000 - 831 85 Street Sw, Calgary

MLS® #A2158567

\$699,000

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to the quintessential Wentworth Pointe, an upscale project by Trico Homes Inc., nestled in the prestigious community of Wentworth. This luxurious end unit three-storey townhouse has a double attached garage and a contemporary floor plan that blends convenience with elegance.

Walking in, you are greeted by an entry-level den or office, perfect for those who work from home or need a quiet space for study. The main floor features 9-foot ceilings and hardwood floors throughout, enhancing the sense of spaciousness and sophistication.

The kitchen is a dream, offering raised cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and an island with a flush eating bar. It is designed for both functionality and style, making meal preparation a pleasure. Adjacent to the kitchen is a fabulous dining area, ideal for hosting gatherings or intimate family meals.

The living room is a focal point, complete with enough space for a desk or play area, and provides access to a large balcony equipped with a gas line for a BBQ. This outdoor space extends your living and entertaining options, perfect for enjoying Calgary's sunny days.

Upstairs, the primary bedroom awaits, featuring a walk-in closet and a 5-piece ensuite. The ensuite includes double sinks



with quartz counters, a soaker tub, and a separate tile and glass shower, offering a spa-like retreat within your own home. Two additional generously sized bedrooms share a full bathroom, and the convenience of upper floor stacked laundry adds to the practicality of this well-designed layout.

Heading to the fully developed basement, you'll find a versatile space that can serve as a fourth bedroom or guest suite, complemented by a 3-piece bathroom for added convenience.

Located in a much-desired area, Wentworth Pointe is just steps away from trendy stores, cafes, and restaurants, offering a vibrant lifestyle. Its proximity to downtown Calgary ensures a short commute for work or leisure activities, making it an ideal choice for urban professionals and families alike.

Don't miss out on the opportunity to view this beautiful townhouse and experience luxurious living in one of Calgary's most sought-after communities. Schedule your showing today and discover all that Wentworth Pointe has to offer!

Built in 2017

Essential Information

MLS® #	A2158567
Price	\$699,000
Sold Price	\$705,100
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.00

Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	831 85 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 13th, 2024
Days on Market	17
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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