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## 815 85 Street SW Calgary, Alberta

MLS # A2239693



\$654,900

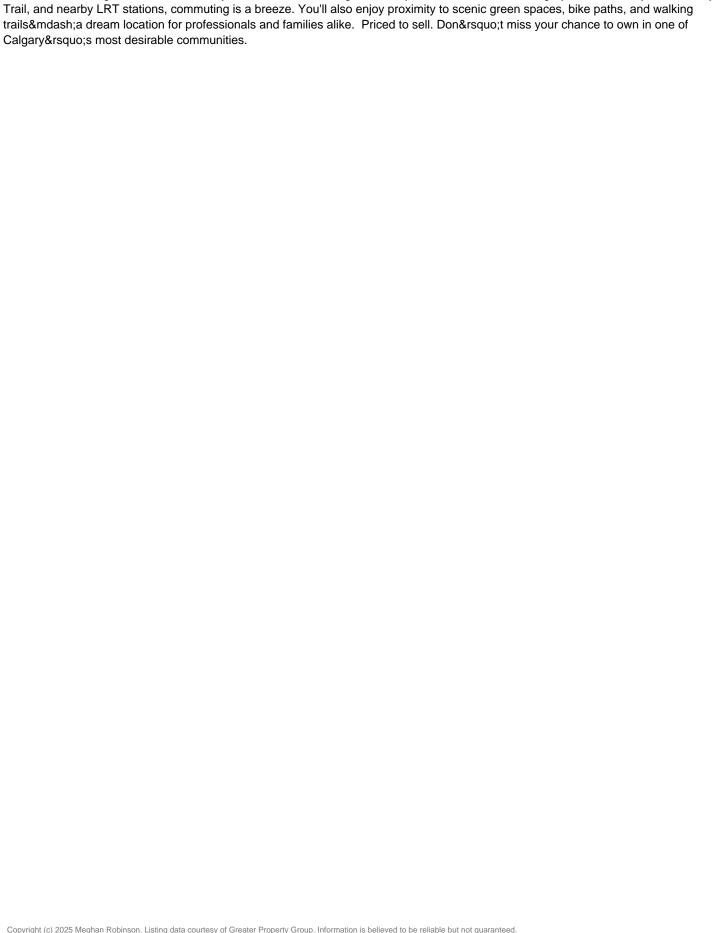
Division:	West Springs				
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Type:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,766 sq.ft.	Age:	2019 (6 yrs old)		
Beds:	3	Baths:	2 full / 2 half		
Garage:	Additional Parking, Double Garage Attached				
Lot Size:	0.03 Acre				
Lot Feat:	Paved, See Re	marks			

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to Wentworth Pointe—an upscale townhome project by Trico Homes, ideally situated in the prestigious community of West Springs. This luxurious end-unit townhouse is priced to sell! Featuring three bedrooms, a double attached garage, and a modern, open-concept layout that beautifully balances style and functionality. A rare opportunity to own a versatile unit, with the main floor perfectly suited for a home-based business or professional workspace. As you enter, you're welcomed by a versatile entry-level den or office space, accompanied by a convenient 2-piece bathroom—perfect for those working from home, running a small business, or needing a quiet study area. Upstairs, the main living level boasts soaring 9-foot ceilings and an abundance of natural light thanks to its end-unit position. The contemporary kitchen is a chef's dream, complete with stainless steel appliances, a 6-burner gas stove, and a large quartz-topped island that flows seamlessly into the dining area—ideal for entertaining or family meals. The spacious living room offers flexibility for additional work or play space and opens onto a private west-facing balcony—perfect for morning coffees or relaxing summer evenings. A second 2-piece bathroom completes this thoughtfully designed floor. On the upper level, you'll find a generous primary suite featuring a walk-in closet and a luxurious 5-piece ensuite with a soaker tub and a separate tile-and-glass shower. Two additional well-sized bedrooms share a full bathroom, and stacked laundry on this level adds convenience to your daily routine. The unfinished basement provides a blank canvas with plumbing rough-ins for a future bathroom and an egress window—ideal for adding an extra bedroom, gym, or media room. Perfectly positioned, Wentworth Pointe is just steps from trendy shops, cafés, and



restaurants, offering a vibrant urban lifestyle in a suburban setting. With easy access to downtown Calgary, minutes away from Stoney