

815 85 Street SW  
Calgary, Alberta

MLS # A2268379

**\$619,900**

|                  |                                            |               |                  |
|------------------|--------------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                               |               |                  |
| <b>Type:</b>     | Residential/Five Plus                      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                         |               |                  |
| <b>Size:</b>     | 1,834 sq.ft.                               | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                          | <b>Baths:</b> | 2 full / 2 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Paved, See Remarks                         |               |                  |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | \$ 331 |
| <b>Basement:</b>   | Full                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                                | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to Wentworth Pointe &mdash; a premium townhome community by Trico Homes in highly desirable West Springs. This luxurious end-unit is priced to sell and offers unbeatable value: 3 bedrooms, a double attached garage, and a modern open-concept layout designed for both comfort and style. The versatile main floor is ideal for a home office or business. A rare opportunity at this price point in one of Calgary's most sought-after neighbourhoods. As you enter, you're welcomed by a versatile entry-level den or office space, accompanied by a convenient 2-piece bathroom&mdash;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&mdash;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&mdash;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&mdash;ideal for adding an extra bedroom, gym, or media room. Perfectly positioned, Wentworth Pointe is just steps from trendy shops, caf  s, and

restaurants, offering a vibrant urban lifestyle in a suburban setting. With easy access to downtown Calgary, minutes away from Stoney Trail, and nearby LRT stations, commuting is a breeze. You'll also enjoy proximity to scenic green spaces, bike paths, and walking trails—a dream location for professionals and families alike. Don't miss your chance to own in one of Calgary's most desirable communities.