

# \$669,900 - 815 85 Street Sw, Calgary

MLS® #A2222164

**\$669,900**

3 Bedroom, 4.00 Bathroom, 1,766 sqft

Residential on 0.00 Acres

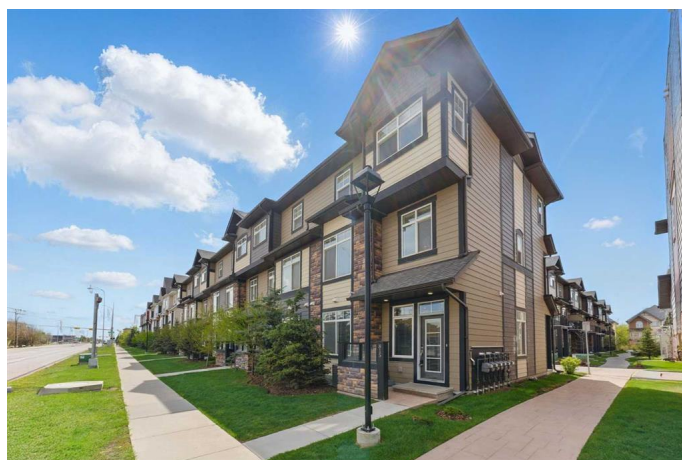
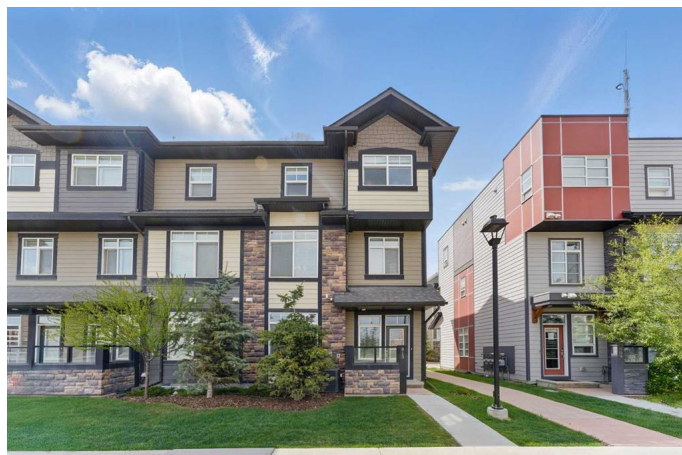
West Springs, Calgary, Alberta

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 features 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 live/work 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 windowâ€”ideal for adding an extra bedroom, gym, or media room.

Perfectly positioned, Wentworth Pointe is just steps from trendy shops, cafÃ©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 trailsâ€”a dream location for professionals and families alike.

Donâ€™t miss your chance to own in one of Calgaryâ€™s most desirable communities.

Built in 2019

**Essential Information**

MLS® #	A2222164
Price	\$669,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,766
Acres	0.00
Year Built	2019
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	815 85 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1W7

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Additional Parking
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	50
Zoning	M-G

**Listing Details**

Listing Office                      Greater Property Group

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