

# \$799,000 - 4 Westpoint Gardens Sw, Calgary

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MLS® #A2202179

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,009 sqft

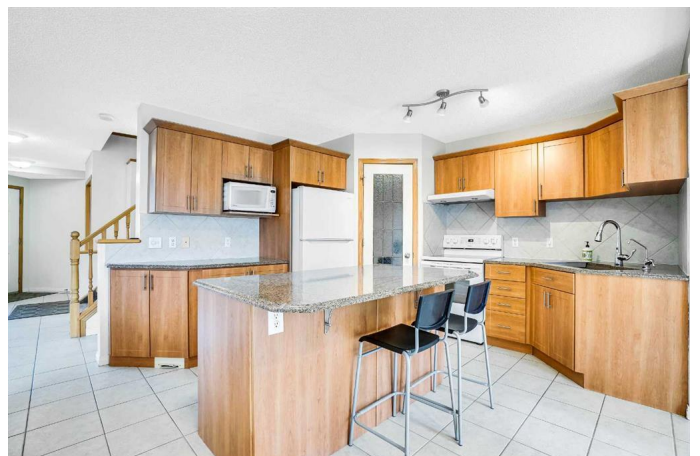
Residential on 0.11 Acres

West Springs, Calgary, Alberta

This bright and beautiful corner lot home is a must-see, showcasing excellent condition with numerous original upgrades throughout. The spacious kitchen features granite countertops, a large island with an eating bar, a pantry, and an eating nook, making it perfect for entertaining. French doors lead from the kitchen to the backyard, while the separate dining and living rooms are highlighted by a gas fireplace and built-in cabinetry.

Upstairs, youâ€™ll find the master bedroom with a walk-in closet and a 4-piece ensuite, complete with a separate shower. A second bedroom and versatile third bedroom space, with extensive built-ins, offer plenty of room for your needs. The spacious bonus room, also with built-ins, adds additional living space and is wired for a sound systemâ€”perfect for entertainment.

Other great features include irrigation system, central vacuum, water softener, and built in fireproof safe. The home also boasts newer updates, including a new furnace, a new fridge, a newer oven, the original sound system and attachments as is. The beautifully landscaped yard features a large deck, patio stones, and mature trees for added privacy.



Located across from a park in a playground zone, the city removes snow from the sidewalk on the west side, adding extra convenience. This home offers both comfort and convenienceâ€”an ideal choice for family living!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202179    |
| Price          | \$799,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,009       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

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

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Bookcases, Built-in Features, Central Vacuum                           |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Stove, Humidifier, Water Softener |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 45               |
| Zoning         | R-G              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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