

\$499,900 - 111, 2 Westbury Place Sw, Calgary

MLS® #A2240712

\$499,900

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

JUST LISTED in WEST SPRINGS! This 3 bedroom, 3 bathroom, 2 storey townhouse is located in the QUIET SPRINGBANK RANCH COMPLEX, PRIVATE, and NO NEIGHBOURS BEHIND! Amazing WIDE OPEN FLOOR PLAN with HIGH 9'™ CEILINGS, WHITE KITCHEN CABINETRY, good sized dining and living room areas, and gas fireplace. Wood spindle railing leads to the upper level where you'll find 3 bedrooms, including the KING SIZE PRIMARY with 4 PCE ensuite, WIC, UPPER FLOOR LAUNDRY, and spare bathroom. The lower level is unspoiled and ready for your ideas with potential for a good sized recreation room, bedroom, and bathroom. The DOUBLE ATTACHED GARAGE is long enough to fit 2 full sized SUVs. So many extras in this home - NEW ROOF (2025), NEW WASHING MACHINE (2024), NEWER DRYER (2022), large deck, landscaped beautifully, WALKING DISTANCE TO MANY GREAT SCHOOLS, PARK ACROSS THE STREET, the list goes on and on! Request your showing today as this property is priced to sell at \$499,900 and will not last long!

Built in 2002

Essential Information

MLS® # A2240712

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	111, 2 Westbury Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B6

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Lawn, Level, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.