

# \$639,900 - 815 85 Street Sw, Calgary

MLS® #A2245768

**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,834 sqft  
Residential on 0.03 Acres

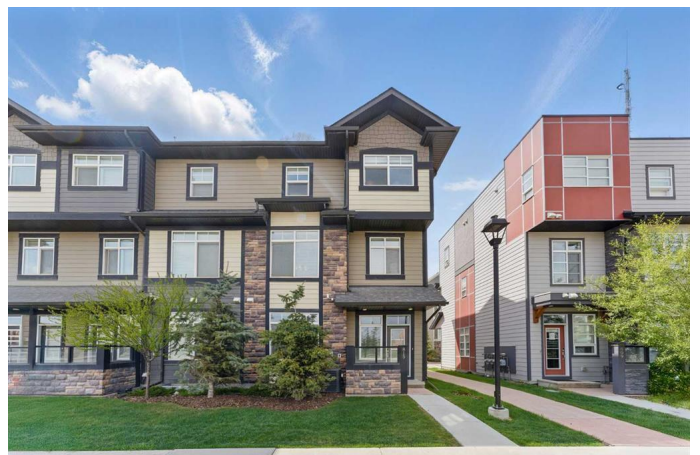
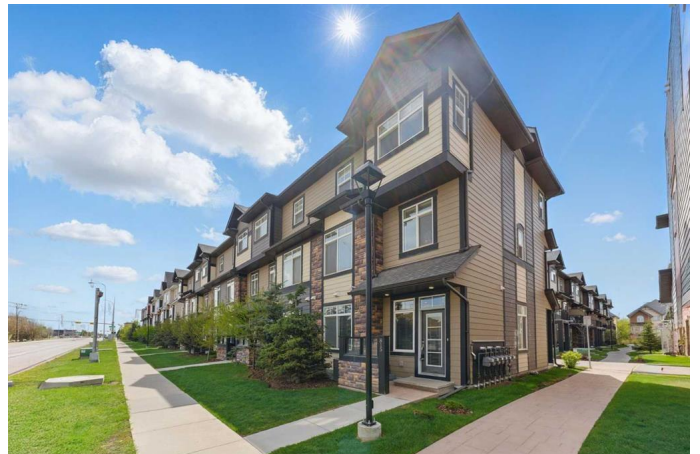
West Springs, Calgary, Alberta

Welcome to Wentworth Pointeâ€”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 bathroomâ€”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 chefâ€™s dream, complete with stainless steel appliances, a 6-burner gas stove, and a large quartz-topped island that flows seamlessly into the dining areaâ€”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 balconyâ€”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, 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.

Priced to sell. Don't miss your chance to own in one of Calgary's most desirable communities.

Built in 2017

### Essential Information

MLS® #	A2245768
Price	\$639,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,834
Acres	0.03
Year Built	2017

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	Additional Parking, Double Garage Attached
# 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, Oven-Built-In, Range Hood, Refrigerator, Washer
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	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	79

Zoning M-G

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.