

# \$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

OPEN HOUSE SATURDAY JULY 19, 2-4PM  
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 |
| Days on Market | 1               |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

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

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