

# \$799,000 - 132 Westpoint Gardens Sw, Calgary

MLS® #A2201060

**\$799,000**

3 Bedroom, 3.00 Bathroom, 1,777 sqft  
Residential on 0.10 Acres

West Springs, Calgary, Alberta

Experience the perfect blend of urban living woven with nature in this stunning former Beattie Show Home. A true testament to craftsmanship, this property is designed to impress at every turn. From the gleaming hardwood floors to the cozy gas fireplace, this home radiates warmth and sophistication—a place where you’ll feel right at home from the moment you step inside.

Main Floor Highlights:

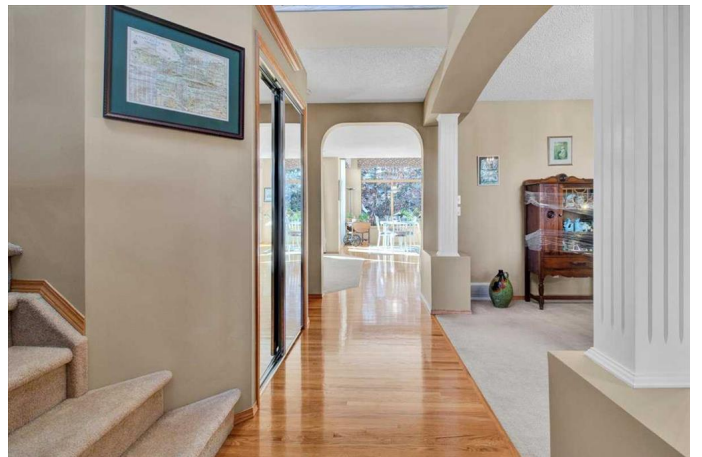
**Breakfast Nook:** Surrounded by windows, this sunny spot overlooks your private backyard, offering a serene start to your day.

**Chef’s Kitchen:** Perfectly laid out with a spacious island, breakfast bar, and a well-sized walk-in pantry. Ideal for entertaining, it flows seamlessly into the formal dining room—perfect for hosting memorable gatherings.

**Convenient Living:** A half bath, laundry/mudroom, and access to the attached double garage complete the main floor. The garage, finished and well-lit, was once the showhome office. It’s versatile—use it for parking, transform it into a home gym, or adapt it into a spacious office.

Upper Level Retreat:

**Primary Suite:** A king-sized bedroom with a luxurious ensuite featuring a jet tub, separate shower, double sinks, and ample counter space.



**Additional Bedrooms:** Two more spacious bedrooms and a 4-piece bathroom provide comfort and privacy for family or guests.

**Basement Potential:**

**Blank Canvas:** The undeveloped basement is a dream for visionaries. With a bathroom rough-in already in place and two large windows, this space is ready to be transformed into a home theatre, gym, playroom, or additional living area.

**Outdoor Oasis:**

**Tranquil Backyard:** Mature trees offer privacy and a peaceful retreat, creating a perfect harmony of neighbourhood and nature in perfect sync.

**Location, Location, Location:**

**Conveniently Connected:** Just down the path a transit stop awaits. The West LRT is just a short ride or drive away. Commuting downtown? It's only a 20-minute drive.

**Gateway to the Rockies:** Living on the west side of Calgary means quick access to Stoney Trail and the Rockies. Start your weekend adventures early with easy routes to Canmore, Banff, and beyond.

**Don't Miss Out!**

This is more than a home—it's a lifestyle. With its unbeatable location, thoughtful design, and endless potential, this property won't stay on the market for long.

Call your favourite Realtor today and book a viewing before it's gone!

Built in 1999

**Essential Information**

MLS® #	A2201060
Price	\$799,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Westpoint Gardens Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4M5

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Laminate Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound, Wood Windows
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.