

\$1,449,900 - 39 Westpoint Place Sw, Calgary

MLS® #A2229839

\$1,449,900

5 Bedroom, 4.00 Bathroom, 2,908 sqft

Residential on 0.14 Acres

West Springs, Calgary, Alberta

Exquisitely updated 3+2 bedroom home on a pristine quiet cul-de-sac in West Springs, offering over 4100 sq ft of living space! The main level presents walnut hardwood floors, lofty ceilings & is drenched in natural light showcasing the living room anchored by a wall of refreshed built-ins & fireplace. Open to the living room, is a casual dining area & gorgeous kitchen with re-built & extended island/eating bar, new counters & backsplash, upgraded lighting, crisp white cabinetry & stainless steel appliances. A walk-thru pantry has easy access to the formal dining room thatâ€™s adorned with built-in hutch, crown moulding & elegant light fixture. A private office is tucked away just off the foyer â€“ ideal for a home office setup. A convenient laundry/mudroom & 2 piece powder room complete the main level. Ascend an elegant staircase to the second level that hosts a bonus room with vaulted ceiling, 3 bedrooms & 5 piece Jack & Jill bath. The spacious primary retreat with cozy fireplace, boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing jetted tub & oversized glass shower. Basement development features a family/media room with fireplace & built-ins, recreation room, 2 additional bedrooms & a 4 piece bath. Other notable features include fresh paint throughout, central air conditioning, all built-ins have been re-painted, new hardware on cabinetry & built-ins, newer carpeting & hot water tank, new water softener & new 200 amp electrical panel. Added allure is the



seamless indoor/outdoor living space complete with huge back deck & remote phantom screens, built-in BBQ, fireplace, outdoor TV, ceiling fan, infrared electric heaters & rejuvenating hot tub. Also enjoy the beautifully landscaped gardens, front gemstone lighting & convenient double attached front garage. This gracious home is conveniently located close to parks, schools, shopping, public transit & has easy access to Coach Hill Road & Old Banff Coach Road.

Built in 2006

Essential Information

MLS® #	A2229839
Price	\$1,449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,908
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Westpoint Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Built-in Barbecue, Outdoor Kitchen

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning R-G

Listing Details

Listing Office RE/MAX First

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.