

\$619,900 - 815 85 Street Sw, Calgary

MLS® #A2268379

\$619,900

3 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.03 Acres

West Springs, Calgary, Alberta

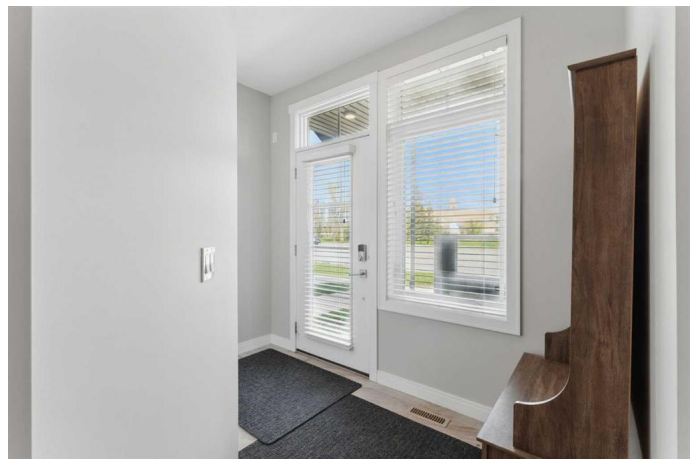
Welcome to Wentworth Pointe â€” a premium townhome community by Trico Homes in highly desirable West Springs. This luxurious end-unit is priced to sell and offers unbeatable value: 3 bedrooms, a double attached garage, and a modern open-concept layout designed for both comfort and style. The versatile main floor is ideal for a home office or business. A rare opportunity at this price point in one of Calgaryâ€™s most sought-after neighbourhoods.

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.

Don  t miss your chance to own in one of Calgary  s most desirable communities.

Built in 2017

Essential Information

MLS�� #	A2268379
Price	\$619,900
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, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Paved, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2025
Days on Market	2
Zoning	M-G

Listing Details

Listing Office

CIR 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.