



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

29 Winchester Crescent SW
Calgary, Alberta

MLS # A2304161



\$1,339,000

Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Dry Bar, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: vacuflow & vacuum system attachments, Shed

Welcome to 29 Winchester Crescent SW, located in the desirable and established area of Westgate, just 15 minutes to downtown with an expansive private 9,612 sqft pie-shaped yard. This beautifully designed 2-storey home offers over 3,900 sqft of developed living space with 5 bedrooms, 3.5 bathrooms, a fully finished basement, oversized detached double garage, and RV parking. Built in 2010 and thoughtfully updated throughout, this exceptional property blends the comfort of suburban-style space with the convenience of inner-city living. Perfectly suited for families, professionals, or downsizers seeking more ease without compromise, this home offers the rare advantage of a spacious main-floor primary retreat complete with a spa-inspired ensuite featuring a steam shower, soaker tub, walk-in closet, and convenient laundry access. The open-concept main floor is warm, welcoming, and ideal for entertaining, with soaring ceilings, expansive windows, a striking stone fireplace, and generous living and dining spaces that create an effortless sense of flow. The chef-inspired kitchen is designed for everyday function and gathering alike, offering granite countertops, stainless steel appliances, extensive cabinetry, a large pantry, and abundant prep space. Upstairs, two oversized bedrooms and a spacious bonus/media room provide ideal separation for family or guests, while the fully finished basement extends the home even further with two additional bedrooms, a large recreation space, full bathroom, and dedicated wine/storage room. Outside, the beautifully landscaped yard feels like a private urban retreat. Mature lilacs, peonies, crabapple trees, raspberries, strawberries, perennial gardens, and three large garden beds create a peaceful setting rarely found this close to downtown. The underground irrigation system services both front and back lawns for

easy maintenance throughout the seasons. Recent updates and improvements include new vinyl plank flooring in the basement and primary bedroom (2024), fresh paint, updated windows in the primary bedroom and bonus room (2023/2024), radon mitigation system (2023), new hot water tank (2024), and HVAC servicing completed in October 2025. Additional highlights include smart home features with Nest thermostats, Google doorbell camera, digital front door lock, oversized detached garage, RV parking, and an unbeatable location just minutes to downtown Calgary, Edworthy Park, walking paths, shopping, schools, and the Westbrook LRT station. This is a rare opportunity to enjoy the character of an established inner-city neighbourhood while embracing the comfort, flexibility, and spaciousness of modern living in one of Calgary's most desirable west-side communities. Book your showing today or simply visit the open house this weekend!