



**77 Weston Court SW**  
**Calgary, Alberta**

**MLS # A2314511**



**\$785,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom two-storey home offering almost 1,700 sq. ft. of thoughtfully designed living space in the highly sought-after community of West Springs. Tucked away on a quiet cul-de-sac, this home offers the perfect combination of comfort, convenience, and modern upgrades in one of Calgary's most walkable and family-friendly neighbourhoods. Thoughtfully updated throughout, the home features fresh paint, central air conditioning, a new furnace (2025), hot water tank (2023), new garage motor, and energy-efficient solar panels—providing both peace of mind and long-term value. Inside, you'll find a bright and functional layout complete with a designated office space, ideal for working from home or creating a quiet study area. The unfinished walk-out basement offers incredible potential for future development—whether you envision a home gym, additional living space, recreation room, or a personalized retreat tailored to your lifestyle. Beyond the home itself, the lifestyle here is truly exceptional. Enjoy being just a short walk from Radio Park by Truman, Village Ice Cream, soccer fields, community gardens, multiple playgrounds, Sobey's, Co-op, No Frills, and an excellent selection of high-end restaurants and local amenities. The area is also known for its excellent schools, making it an ideal choice for families looking to settle into a vibrant and well-connected community. Whether you're raising a family, working professionally, or simply looking for a connected and convenient lifestyle, this move-in ready home offers an incredible opportunity to own in one of Calgary's most desirable southwest communities.