



GRASSROOTS
REALTY GROUP

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16 Westpark Common SW
Calgary, Alberta

MLS # A2331948



\$499,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,422 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 572
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stylish and well appointed 1,400+ sq. ft. townhome in the sought-after community of West Springs, perfectly positioned with peaceful green space and a scenic walking path directly behind the home. Offering 2 bedrooms, a bright den, and 2.5 bathrooms, this move-in-ready property combines modern finishes with an unbeatable location. The bright, open-concept main floor features rich hardwood flooring, upgraded lighting fixtures, and an abundance of natural light. The spacious kitchen is designed to impress with quartz countertops, a massive center island perfect for entertaining, and ample cabinetry. A generous, separate dining area provides plenty of room for hosting family and friends. Upstairs, a sun-filled den with a large window creates the ideal home office, study, or reading retreat. The spacious primary suite features a walk-in closet and a private ensuite, while the second bedroom and additional full bathroom offer excellent flexibility for family, guests, or roommates. Enjoy the serene setting from your private outdoor space, where mature trees and the green space behind the home create a peaceful backdrop for morning coffee or relaxing evenings. Additional conveniences include a single attached garage plus an extra driveway parking stall. Located just steps from shopping, restaurants, parks, and everyday amenities, with quick access to top-rated schools and major roadways, this exceptional West Springs townhome offers the perfect blend of style, comfort, convenience, and nature. Don't miss your opportunity to call this beautiful home yours—book your private showing today!