

103, 2 Westbury Place SW  
Calgary, Alberta

MLS # A2180793



**\$524,888**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Veneer, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 596

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** none

Nestled in a peaceful location, this well-maintained townhouse features 3 bedrooms, 2.5 baths, and a double attached garage. The freshly painted main floor boasts a bright and open layout with 9' ceilings, a cozy corner gas fireplace, and large windows that flood the space with natural light. The kitchen is a chef's dream with maple cabinets, a massive island, and a walk-in pantry. The large master suite offers a walk-in closet and a spa-like ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms are perfect for a family, home office, or guests. The convenient upper-floor laundry adds extra ease to daily life. The fully insulated, unfinished basement is roughed in for plumbing and ready for your customization. Step outside to your private west-facing deck and enjoy sunny afternoons in the peaceful backyard. Located across from a large park with a baseball diamond and playground, and just minutes from local shopping, the Westside Rec Centre, and major amenities. Plus, easy access to the new West LRT and COP! Perfect for families, roommates, or those seeking extra space—this home is move-in ready and offers endless potential.