

# \$1,399,900 - 11 Westridge Crescent Sw, Calgary

---

MLS® #A2250747

**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,904 sqft

Residential on 0.22 Acres

West Springs, Calgary, Alberta

Nestled on a quiet cul-de-sac in the West Springs community, this exquisite home offers over 4,000 sq. ft. of beautifully designed living space. Thoughtfully upgraded and maintained with pride, this 4-bedroom, 3.5-bathroom air-conditioned home blends luxury, comfort, and functionality—perfect for families seeking an elegant yet practical living environment.

A dramatic foyer with soaring ceilings sets the tone, while hardwood flooring extends throughout the main floor, adding warmth and sophistication. The formal dining room provides an elegant setting for hosting family dinners or entertaining guests, with access to the expansive and private SW-facing backyard.

At the heart of the home is the upgraded kitchen, featuring a large centre island with wine fridge, sleek stainless-steel appliances, luxurious granite countertops and a corner pantry. The open-concept layout flows seamlessly into the living area, where a gas fireplace serves as a cozy focal point.

One of the most functional features on the main floor is the combined laundry/mudroom just off the heated garage with brand new garage doors—a well-designed space with lockers, a laundry sink, and abundant cabinetry, ideal for keeping a busy family organized.



For those who work from home or need a quiet retreat, the main floor office/den offers a bright and versatile workspace. Upstairs, the spacious primary suite provides a relaxing escape and includes a private west-facing balcony for enjoying evening sunsets, along with a spa-inspired ensuite boasting in-floor heating, granite countertops, dual sinks, and a deep soaking tub. Two additional bedrooms are generously sized, and the massive vaulted-ceiling bonus room, with a second gas fireplace, above the garage offers a fantastic family hangout space.

The professionally developed basement is both practical and inviting, featuring a 4th bedroom and 3-pc bathroom, in-floor heating, a humidity- and temperature-controlled wine room, a media area, a recreation zone for a home gym, and a bright workspace with built-in homework desks. Ample storage is available in the utility area.

Outside, the SW-facing pie-lot backyard is a private oasis with a large deck and hot tub, mature trees, and professional landscaping. The automatic irrigation system keeps everything lush with minimal effort.

Beyond the home itself, the location is exceptional: walking and biking paths nearby, top-rated schools (Kâ€“12, public, private, and French immersion), and an array of amenitiesâ€”supermarkets, banks, coffee shops, restaurants, salons, and moreâ€”all within walking distance.

With its huge SW-facing lot, smart and functional layout, heated garage with brand new doors, and unbeatable location, this home is a rare find in Calgaryâ€™s vibrant West Springs community. Schedule a private viewing today.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250747    |
| Price          | \$1,399,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,904       |
| Acres          | 0.22        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### 11 WESTRIDGE CRESCENT SW

REC-A MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 1451.07 Sq Ft / 134.80 m<sup>2</sup>  
UPPER LEVEL (AG) - 1452.73 Sq Ft / 134.96 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2903.80 Sq Ft / 269.76 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 1184.77 Sq Ft / 110.07 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 254.38 Sq Ft / 23.63 m<sup>2</sup>  
TOTAL AG/BG AREA - 4342.95 Sq Ft / 403.46 m<sup>2</sup>



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11 Westridge Crescent Sw |
| Subdivision | West Springs             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5C9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                                  |
| Lot Description   | Back Yard, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Brick, Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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.