

# \$535,000 - 12 Westpark Common Sw, Calgary

MLS® #A2212691

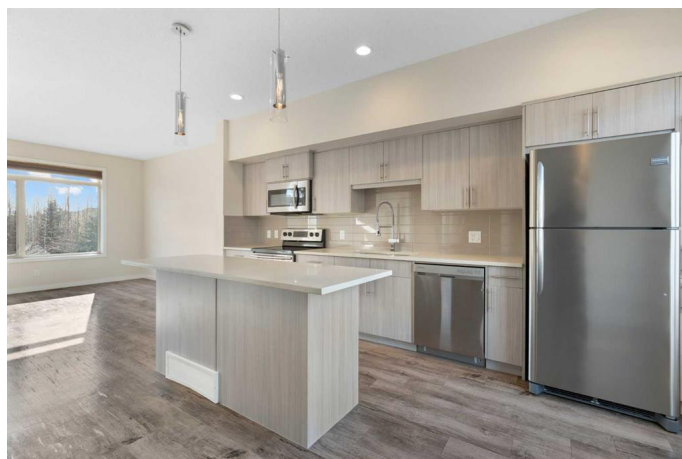
**\$535,000**

2 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully designed 2-bedroom PLUS den townhome in the highly sought-after community of West Springs. Featuring an attached garage and private driveway providing ample space for two vehicles, along with a backyard ideal for pet lovers, this home offers both comfort and convenience in a prime location. Step inside to a spacious foyer with generous closet space, offering access to the garage, the backyard, and main-floor laundry—perfect for busy households and daily functionality. Up a short flight of stairs, the open-concept main living area awaits, showcasing a modern kitchen with a central island, abundant counter space and cabinetry, and sleek stainless steel appliances. The bright and airy living room flows into a dedicated dining area, where French doors open onto an upper balcony that overlooks a serene, treed green space with walking paths and a limited view of the neighbouring homes. A stylish half bathroom completes this level. Oversized windows throughout the home allow natural light to pour in, highlighting the modern flooring and updated lighting that contribute to the home's fresh and contemporary atmosphere. Upstairs, the primary suite features a spacious layout and a private three-piece ensuite, while the second bedroom is accompanied by its own four-piece bathroom. Completing this level is a versatile den—ideal for a home office, reading corner, or creative space. Ideally located close to



top-rated schools, parks, shopping, dining, and transit, and with an inner courtyard, this townhome combines the ease of urban living with the charm of a well-established neighborhood. Whether you're a first-time buyer, downsizer, or investor, this West Springs gem is ready to welcome you home.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212691      |
| Price          | \$535,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,387         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 12 Westpark Common Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 0Y4               |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Picnic Area                       |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Uncovered Courtyard            |
| Lot Description   | Few Trees                      |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-2M             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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