



GRASSROOTS
REALTY GROUP

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102 West Glen Crescent SW
Calgary, Alberta

MLS # A2259808



\$780,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Westgate | | |
| Type: | Residential/Four Plex | | |
| Style: | Townhouse | | |
| Size: | 1,543 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Beautifully designed and brand new, this 3+1 bedroom townhome built by Huber Homes in desirable Westgate offers over 2300 sq. ft. of developed living space with high-end finishes and modern comforts throughout! The open main level showcases, recessed lighting and a bright, airy floor plan. The kitchen is a true highlight, featuring a central island with eating bar, sleek cabinetry, stainless steel appliances and a stylish dry bar. A spacious dining area and inviting living room with gas fireplace complete the main floor — the perfect layout for everyday living and entertaining alike. Upstairs you’ll find 3 comfortable bedrooms, including a relaxing primary retreat with walk-in closet and spa-inspired ensuite with double sinks and contemporary finishes. Two good sized bedrooms, a full bath and conveniently located laundry room complete this level. The fully finished basement extends your living space with a generous family/media room, a fourth bedroom and a full bath — ideal for guests, teens or a home office setup. Additional highlights include a front deck with BBQ gas line, a single detached garage, and thoughtful design inside and out. Located just steps from schools, shopping, parks and transit, this home combines style, function and location in one of Calgary’s sought-after southwest communities.