

\$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 (K-12, public, private, and French immersion), and an array of amenities—supermarkets, banks, coffee shops, restaurants, salons, and more—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 Calgary'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 m²
UPPER LEVEL (AG) - 1452.73 Sq Ft / 134.96 m²
TOTAL ABOVE GRADE RMS SIZE - 2903.80 Sq Ft / 269.76 m²

BASEMENT DEVELOPED AREA (BG) - 1184.77 Sq Ft / 110.07 m²
BASEMENT UNDEVELOPED AREA (BG) - 254.38 Sq Ft / 23.63 m²
TOTAL AG/BG AREA - 4342.95 Sq Ft / 403.46 m²



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	3
Zoning	R-G

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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