

77 Weston Court SW
Calgary, Alberta

MLS # A2314511



\$785,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom two-storey home offering almost 1,700 sq. ft. of thoughtfully designed living space in the highly sought-after community of West Springs. Tucked away on a quiet cul-de-sac, this home offers the perfect combination of comfort, convenience, and modern upgrades in one of Calgary's most walkable and family-friendly neighbourhoods. Thoughtfully updated throughout, the home features fresh paint, central air conditioning, a new furnace (2025), hot water tank (2023), new garage motor, and energy-efficient solar panels—providing both peace of mind and long-term value. Inside, you'll find a bright and functional layout complete with a designated office space, ideal for working from home or creating a quiet study area. The unfinished walk-out basement offers incredible potential for future development—whether you envision a home gym, additional living space, recreation room, or a personalized retreat tailored to your lifestyle. Beyond the home itself, the lifestyle here is truly exceptional. Enjoy being just a short walk from Radio Park by Truman, Village Ice Cream, soccer fields, community gardens, multiple playgrounds, Sobey's, Co-op, No Frills, and an excellent selection of high-end restaurants and local amenities. The area is also known for its excellent schools, making it an ideal choice for families looking to settle into a vibrant and well-connected community. Whether you're raising a family, working professionally, or simply looking for a connected and convenient lifestyle, this move-in ready home offers an incredible opportunity to own in one of Calgary's most desirable southwest communities.