

**100 West Glen Crescent SW  
Calgary, Alberta**

**MLS # A2269677**

**\$785,000**



<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 204
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	None		

Beautifully designed and brand new, this 3+1 bedroom townhome built by Huber Homes in desirable Westgate offers nearly 2200 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, contrasting 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.