

\$765,000 - 42 Wheatland Avenue Sw, Calgary

MLS® #A2263264

\$765,000

3 Bedroom, 4.00 Bathroom, 1,582 sqft
Single Family on 0.15 Acres

Westgate, Calgary, Alberta

Welcome to a brand-new 3-bedroom, 3.5-bath townhouse built by Huber homes in the heart of Westgate, offering over 2500 sq ft of developed living space. Built in 2025, this home reflects modern design, functionality and finishings throughout. Step into an open-concept main floor that features recessed lighting and a bright layout ideal for both everyday living and entertaining. The stylish kitchen is a standout — with a central island, breakfast bar, sleek cabinetry and stainless steel appliances. Flow seamlessly from the kitchen to the adjacent dining area perfect for gatherings and living room with a gas fireplace, creating a warm and inviting hub. Upstairs, you'll find two well-sized bedrooms. The primary suite is a tranquil retreat, complete with custom closet organizers and a spa-style ensuite with a double vanity and contemporary finishes. A second full bathroom with ensuite bathroom and a conveniently located laundry room complete this level. The fully finished basement extends your living space with a generous family/media room, a dry bar, a third bedroom and another full bathroom — perfect for guests, teens, or a home office. Thoughtfully designed, this home also includes a deck with BBQ gas line, a detached single garage, and full fencing for privacy and outdoor enjoyment. Located just steps from schools, shopping, parks and transit, this home presents an exceptional opportunity to combine style, convenience and modern



design in one of Calgary's sought-after southwest neighbourhoods. (id:6289)

Built in 2025

Essential Information

Listing #	A2263264
Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,582
Acres	0.15
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	42 Wheatland Avenue Sw
Subdivision	Westgate
City	Calgary
Province	Alberta
Postal Code	T3C2W9

Amenities

Amenities	Schools, Shopping
Features	Back lane, Closet Organizers, Gas BBQ Hookup
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Composite Siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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