

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

MLS® #A2263264

**\$765,000**

3 Bedroom, 4.00 Bathroom, 1,582 sqft  
Residential 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.

Built in 2025

### Essential Information

MLS® #	A2263264
Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,582
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	42 Wheatland Avenue Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2W9

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed
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	Lighting, Soaking Tub, Dry Bar
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 8th, 2025
Days on Market	41
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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