

# \$625,000 - 90 West Springs Way Sw, Calgary

MLS® #A2240961

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.08 Acres

West Springs, Calgary, Alberta

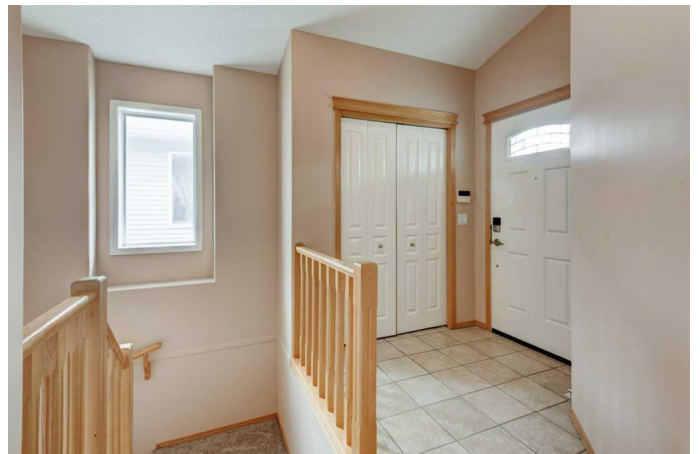
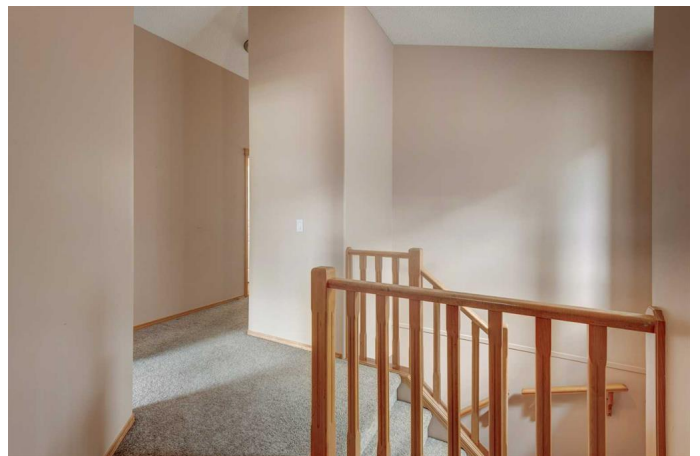
PRICE REDUCED for quick sale.....Welcome home to a beautiful, 3Br/3Bath+Den, fully finished, 1 storey, Duplex with a double detached garage in the very sought-after West Springs community of SW Calgary. The Main level of the unit features a bright and open Living Room with a fireplace, Kitchen/Dining, Primary Bedroom with a 4 Pc Ensuite Bath, Second Bedroom, 4 Pc Full Main Bath, and Laundry. The naturally well-lit Kitchen with a Skylight houses all major appliances in Stainless steel/Black, Quartz countertops with a raised eating bar, ample cabinets, a corner pantry, and a center island. Off the Dining area, there is access to the deck, fully fenced backyard, and a double detached garage. The finished basement boasts a huge Entertainment/Recreation Room, the 3rd Bedroom with a walk-in closet, a 4 Pc Full Bathroom, and a good sized Den/Office. The location of the home is ideal with all amenities close by - Bus Stop, 69th Street station, Shopping, Dining, Public and private Schools, Playgrounds, access to Bow Trail/ Stoney Trail/ 17th Avenue/Downtown etc. Please contact your favourite Realtor and book your viewing today.

Built in 2001

## Essential Information

MLS® #                      A2240961

Price                         \$625,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,118
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	90 West Springs Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G5

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Breakfast Bar, Skylight(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	50
Zoning	R-2M
HOA Fees	160
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	AM/PM Properties
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