

# \$749,900 - 115 West Springs Road Sw, Calgary

MLS® #A2232725

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,839 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Welcome to West Springs â€“ Calgaryâ€™s  
Coveted Westside!

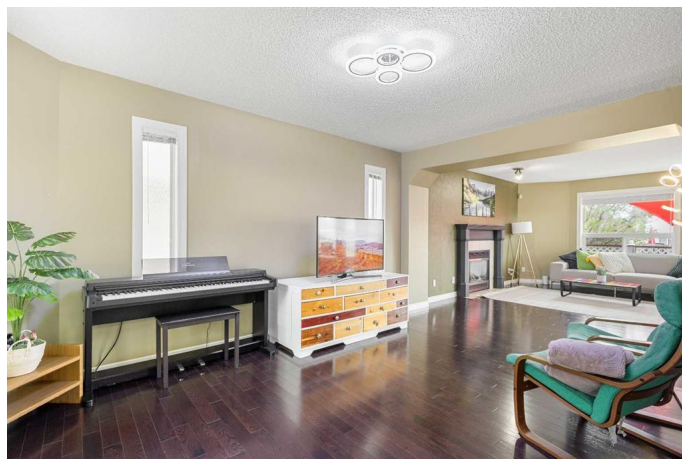
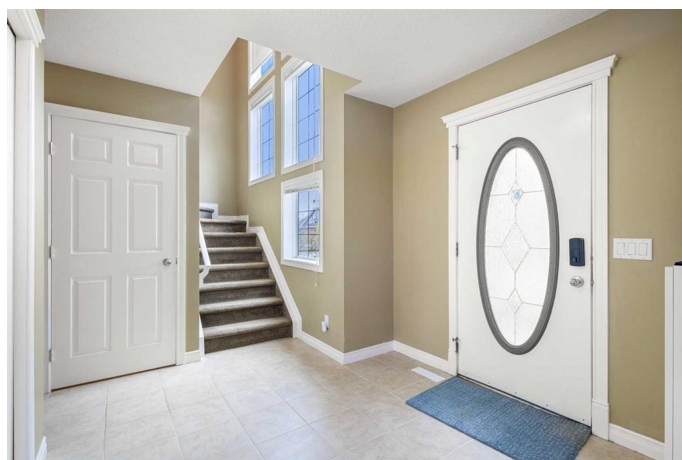
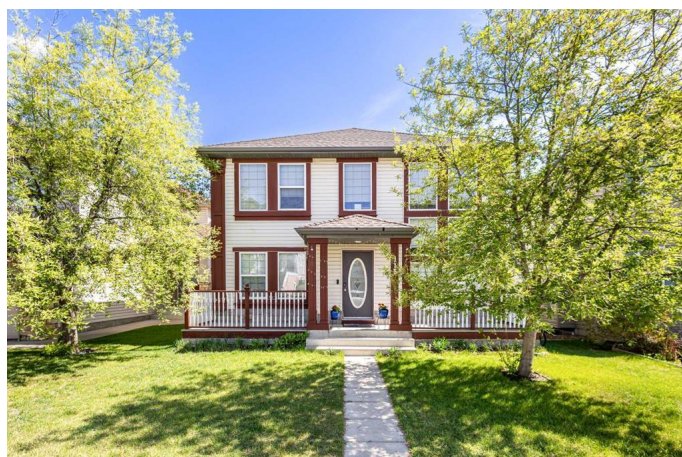
Experience the perfect blend of lifestyle and location in this family-friendly community surrounded by parks, top-rated schools, shopping, and everyday conveniences. With quick access to downtown, the mountains, WinSport, and the Westside Rec Centre, West Springs truly offers it all.

This beautifully maintained two-storey home boasts 2,676 sq ft of developed living space across three levels, with lane access and a double detached garage, creating a private and quiet backyard retreat.

Inside, the main floor features a warm and inviting living room at the rear, a well-appointed kitchen with granite countertops and a gas range, and a bright breakfast nook. A separate formal dining room is perfect for family gatherings and celebrations.

Upstairs, you'll find a versatile bonus room and three spacious bedrooms, including a generous primary suite complete with a 4-piece ensuite and walk-in closet. Bonus Features: This home comes complete with a new shedâ€”perfect for extra storage or toolsâ€”and a new water softener to enhance water quality and comfort throughout the home.

The fully finished basement expands your living space with a fourth bedroom, an additional full bathroom, and a large recreation roomâ€”ideal for a playroom, home gym, or media space.



In this sought-after area, this home offers exceptional value and a chance to plant roots in one of Calgary’s most desirable communities.

Built in 2002

**Essential Information**

MLS® #	A2232725
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,839
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	115 West Springs Road Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4P6

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

	Hood, Refrigerator, Washer
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	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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