

\$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!

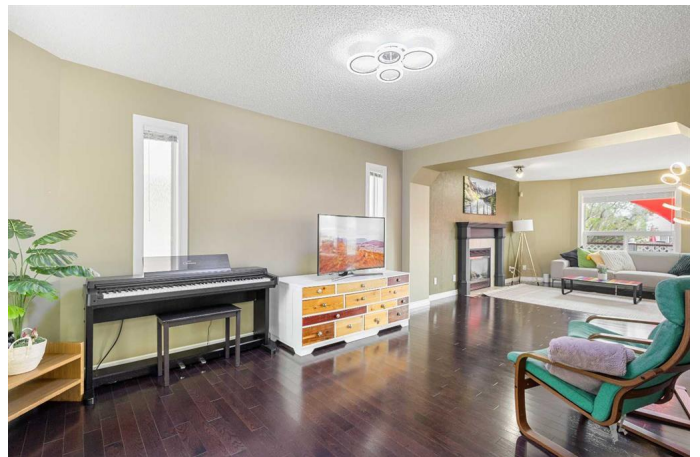
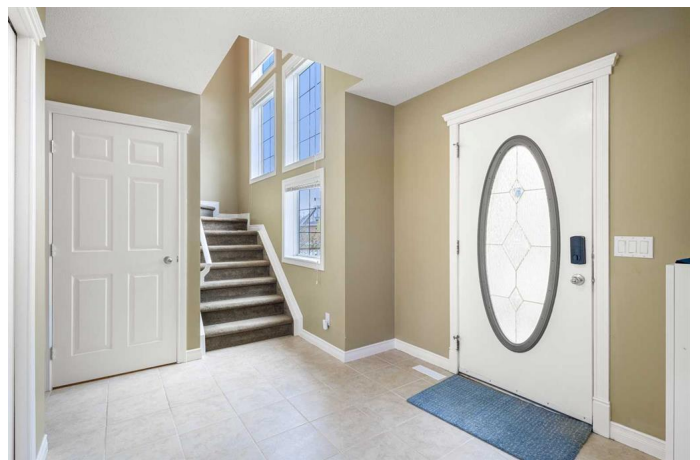
Experience the perfect blend of lifestyle and location in this family-friendly community surrounded by parks, top-rated schools, shopping, and everyday conveniences. With quick access to downtown, the mountains, WinSport, and the Westside Rec Centre, West Springs truly offers it all.

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 | 1 |
| Zoning | R-G |
| HOA Fees | 167 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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