

# \$749,000 - 4 West Springs Way Sw, Calgary

MLS® #A2243153

**\$749,000**

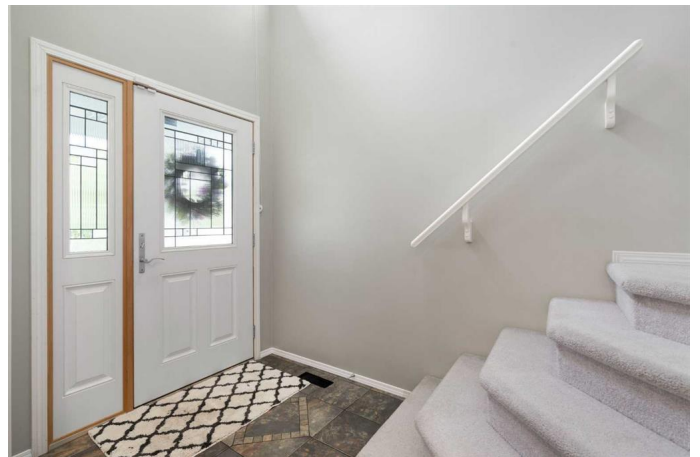
3 Bedroom, 3.00 Bathroom, 1,618 sqft  
Residential on 0.10 Acres

West Springs, Calgary, Alberta

Welcome to an exceptional opportunity to own a beautifully maintained home in one of the SouthWest's most desirable and tightly held communities. Set in a neighborhood known for its strong sense of community, top-rated schools, and unbeatable convenience, this rare offering is perfect for a new or growing family seeking not just a home, but a lifestyle upgrade. Here, you'll find yourself at the heart of it all where vibrant city energy meets quiet suburban charm.

This bright and spacious 3-bedroom, 2.5-bathroom home offers an open-concept layout ideal for both everyday living and entertaining. Freshly painted in warm, neutral tones, the main level features seamless flow from the living and dining areas to the large, private backyard. Step outside to a spacious deck surrounded by mature trees perfect for summer BBQs and cozy evenings by the firepit under ambient string lighting.

Upstairs, retreat to your luxurious primary suite complete with a walk-in closet and a newly renovated ensuite featuring a custom walk-in shower, soaker tub, and heated tile floors. Two additional generously sized bedrooms and a full bathroom provide comfortable space for family or guests. The unfinished basement is a blank canvas ready for your personal touch with included plans to help you bring your vision to life. Major recent upgrades include a new furnace (2024), newer washer and dryer, roof (2019), and hood fan (2025), offering peace of mind and long-term value. And it gets



better – this home is perfectly positioned just minutes from some of the city’s best amenities. Whether you're walking or biking to elite private schools, enjoying a weekend at the soon-to-be-iconic Radio Park urban greenspace, or spending an afternoon exploring the West 85th shopping and dining district, everything you need is right at your doorstep. From family-friendly patios and dog-welcoming cafes to boutique retail, artisan coffee shops, wellness spas, and essential services, this neighborhood has it all – effortlessly blending convenience with charm. Completely move-in ready and exceptionally maintained, this is more than just a home – it’s a lifestyle. Opportunities like this are rare in such a high-demand area. Book your private showing today and see for yourself why this home won’t last long!

Built in 1999

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243153    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,618       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 West Springs Way Sw |
| Subdivision | West Springs          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 4M4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer        |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | None, Unfinished                                                                           |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard, Dog Run                                               |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | R-G             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.