

# \$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!

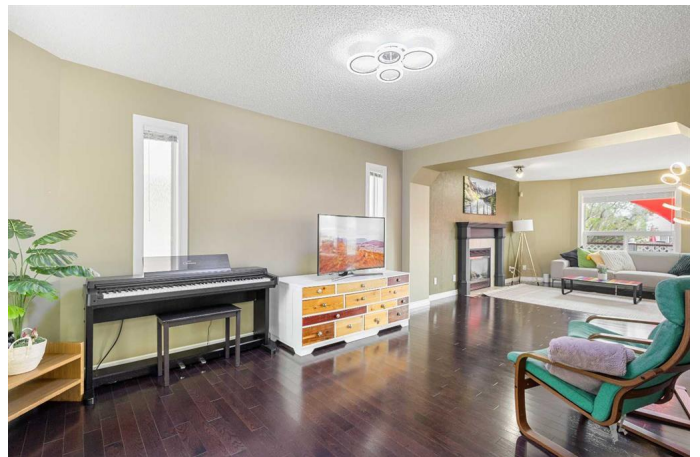
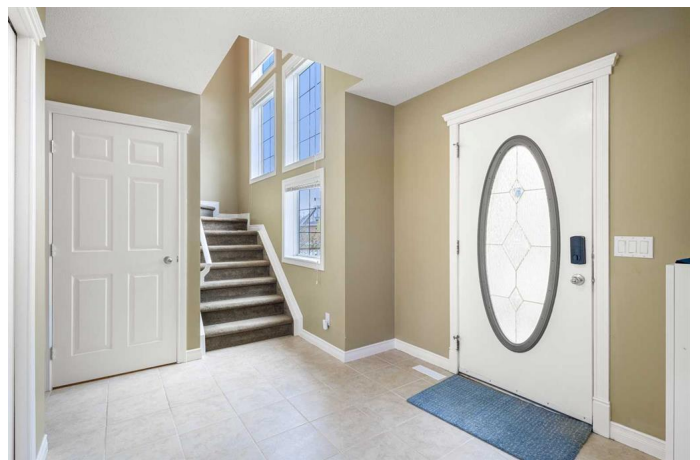
Experience the perfect blend of lifestyle and location in this family-friendly community surrounded by parks, top-rated schools, shopping, and everyday conveniences. With quick access to downtown, the mountains, WinSport, and the Westside Rec Centre, West Springs truly offers it all.

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	7
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.