

90 West Springs Way SW  
Calgary, Alberta

MLS # A2254749



\$600,000

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | West Springs                                 |        |                   |
| Type:     | Residential/Duplex                           |        |                   |
| Style:    | Attached-Side by Side, Bungalow              |        |                   |
| Size:     | 1,118 sq.ft.                                 | Age:   | 2001 (24 yrs old) |
| Beds:     | 3                                            | Baths: | 3                 |
| Garage:   | Double Garage Detached                       |        |                   |
| Lot Size: | 0.08 Acre                                    |        |                   |
| Lot Feat: | Back Lane, Landscaped, Lawn, Street Lighting |        |                   |

|             |                                                                    |
|-------------|--------------------------------------------------------------------|
| Heating:    | Forced Air                                                         |
| Floors:     | Carpet, Tile, Vinyl Plank                                          |
| Roof:       | Asphalt Shingle                                                    |
| Basement:   | Finished, Full                                                     |
| Exterior:   | Vinyl Siding, Wood Frame                                           |
| Foundation: | Poured Concrete                                                    |
| Features:   | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Skylight(s) |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: N/A

Welcome home to a beautiful, 3Br/3Bath+Den (total living space of 2156 sq feet), 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.