

\$625,000 - 90 West Springs Way Sw, Calgary

MLS® #A2240961

\$625,000

3 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.08 Acres

West Springs, Calgary, Alberta

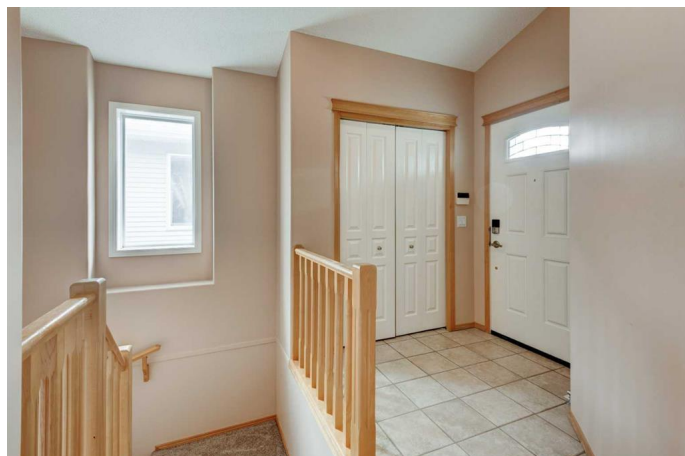
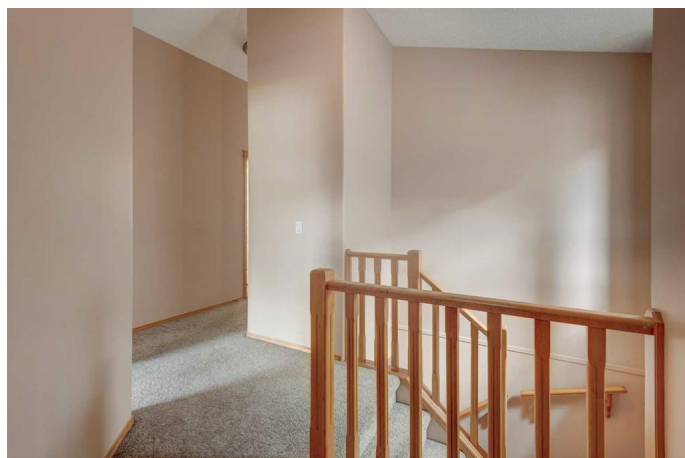
PRICE REDUCED for quick sale.....Welcome home to a beautiful, 3Br/3Bath+Den, fully finished, 1 storey, Duplex with a double detached garage in the very sought-after West Springs community of SW Calgary. The Main level of the unit features a bright and open Living Room with a fireplace, Kitchen/Dining, 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.

Built in 2001

Essential Information

MLS® # A2240961

Price \$625,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,118
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	90 West Springs Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
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	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	28
Zoning	R-2M
HOA Fees	160
HOA Fees Freq.	ANN

Listing Details

Listing Office	AM/PM Properties
----------------	------------------

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.