

# \$699,900 - 98 West Springs Way Sw, Calgary

MLS® #A2197429

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.17 Acres

West Springs, Calgary, Alberta

Absolute Best location, Best Lot & Best exposure! Welcome to the prestigious & vibrant community of West Springs. Original owners of this light & bright bungalow with 2 bedrooms, 2 1/2 bathrooms & 12 ft vaulted ceilings have taken immaculate care of this home. The open & inviting main floor plan boasts like new laminate flooring, custom kitchen with ample cupboards, counter space & spacious island. The large primary bedroom features a 4 piece ensuite with renovated walk-in shower for convenience. The lower level is also wide open perfect for all your hobbies & entertainment with a large bedroom & full 3 piece bathroom. The private rear yard with manicured trees features a oversized 25' x 23' heated garage, concrete parking pad with gate to paved back lane, shed for all garden tool & supplies, raised beds for gardening & covered rear deck with gas line for year round bbq. Other features include newer furnace, newer hot water, newer shingles, remote hunter douglas blind & newer air conditioner for those hot summer days. Easy access in & out of the community to endless close by amenities including shopping, schools, rec center, hwy 1 & 10 min commute to downtown and the Big Bonus there is no Condo fees!!



Built in 2001

## Essential Information

MLS® #

A2197429

Price	\$699,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	98 West Springs Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Paved, Secluded

Roof	Asphalt
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	15
Zoning	R-2M
HOA Fees	160
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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