# \$825,000 - 191 West Springs Close Sw, Calgary

MLS® #A2233316

## \$825,000

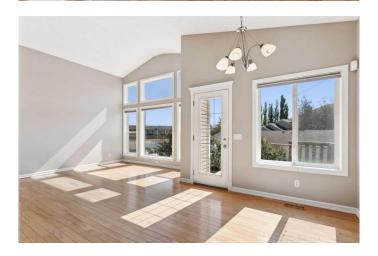
3 Bedroom, 3.00 Bathroom, 1,336 sqft Residential on 0.15 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully maintained bungalow with 1,500 sq ft of living space, nestled in the vibrant and family-friendly community of West Springs, one of Calgary's most sought-after neighborhoods known for its excellent schools, parks, and convenient amenities. Step inside to a bright, spacious tiled foyer that flows into an inviting open-concept main floor. Soaring vaulted ceilings, rich hardwood flooring, and large windows fill the space with natural light, creating a warm and welcoming atmosphere. The chef's kitchen features elegant granite countertopsâ€"perfect for casual family meals or entertaining guests. The main floor boasts a generous primary bedroom complete with a walk-in closet, a spa-like ensuite featuring a standing shower and multi-jet soaker tub. An additional room on the main level offers flexibility as a cozy guest bedroom or home office, along with a convenient 2-piece powder room and main floor laundry. The fully finished basement adds even more living space with a large family room centered around a cozy wood-burning fireplace, two oversized bedrooms, and a full bathroomâ€"ideal for teens, guests, or extended family. Step outside, enjoy the privacy of a low-maintenance vinyl fence surrounding a massive pie-shaped lot. The backyard is a true oasis with a multi-level deck, fruit trees, flowering perennials, and RV parking via the rear lane. It's perfect for summer barbecues, kids' playtime, or simply







relaxing under the stars. Additional features include air conditioning, a water filtration system, garage shelving, and a no-pet, non-smoking history. This is more than a homeâ€"it's a lifestyle. Book your private showing today!

#### Built in 2002

#### **Essential Information**

MLS® # A2233316 Price \$825,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,336 Acres 0.15 Year Built 2002

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 191 West Springs Close Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5G6

# **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted

Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Many Trees, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 12

Zoning R-G

HOA Fees 167

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Century 21 Argos 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.