



GRASSROOTS
REALTY GROUP

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111, 2 Westbury Place SW
Calgary, Alberta

MLS # A2240712



\$499,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,444 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Lawn, Level, No Neighbours Behind, Views | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 565 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Central Vacuum, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

JUST LISTED in WEST SPRINGS! This 3 bedroom, 3 bathroom, 2 storey townhouse is located in the QUIET SPRINGBANK RANCH COMPLEX, PRIVATE, and NO NEIGHBOURS BEHIND! Amazing WIDE OPEN FLOOR PLAN with HIGH 9' CEILINGS, WHITE KITCHEN CABINETRY, good sized dining and living room areas, and gas fireplace. Wood spindle railing leads to the upper level where you'll find 3 bedrooms, including the KING SIZE PRIMARY with 4 PCE ensuite, WIC, UPPER FLOOR LAUNDRY, and spare bathroom. The lower level is unspoiled and ready for your ideas with potential for a good sized recreation room, bedroom, and bathroom. The DOUBLE ATTACHED GARAGE is long enough to fit 2 full sized SUVs. So many extras in this home - NEW ROOF (2025), NEW WASHING MACHINE (2024), NEWER DRYER (2022), large deck, landscaped beautifully, WALKING DISTANCE TO MANY GREAT SCHOOLS, PARK ACROSS THE STREET, the list goes on and on! Request your showing today as this property is priced to sell at \$499,900 and will not last long!