



GRASSROOTS
REALTY GROUP

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90 West Springs Way SW
Calgary, Alberta

MLS # A2240961



\$625,000

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 Yard, Lawn, Level, Rectangular Lot		

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), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: N/A

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.