

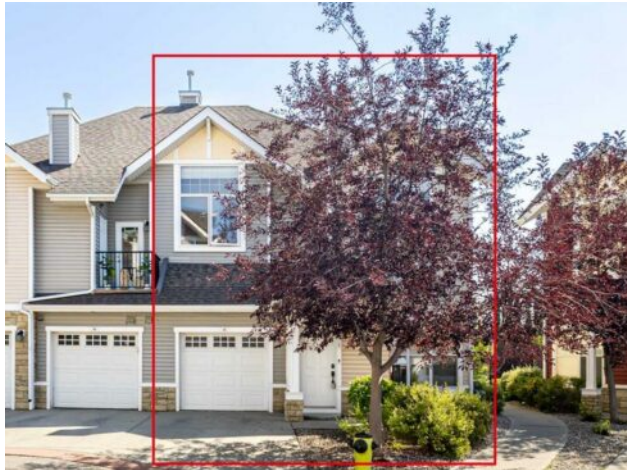


**GRASSROOTS**  
REALTY GROUP

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**38 West Springs Lane SW  
Calgary, Alberta**

**MLS # A2249798**



**\$395,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Wall Shelf in the living room

This Upper Corner unit townhouse, located in the sought-after community of West Springs, offers both style and convenience, with easy access to all nearby amenities. Featuring 2 bedrooms, this townhouse boasts sweeping SW views of open green space, playgrounds, and even partial glimpses of the Rocky Mountains. Enjoy the large covered balcony just off the living room, complete with a natural gas hookup for your BBQ. The kitchen is beautifully finished with quartz countertops and glass subway tile, while the living room and stairs feature durable vinyl plank flooring, plus 9ft ceiling. Both bedrooms are generously sized with oversized windows and vaulted ceilings that fill the space with natural light. An attached garage with storage plus an additional front parking pad.