



GRASSROOTS
REALTY GROUP

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**120 West Springs Road SW
Calgary, Alberta**

MLS # A2278411

\$379,900



Division:	West Springs		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Mid Efficiency	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Slab	Utilities:	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Excellent two bedroom ground level bungalow unit (no stairs) in a prime quiet West Springs side road. Open main floor living area with room for a dining table. Nice updates including vinyl plank flooring, interior paint, washer, dryer all in 2023. Empty nester, first time buyer, investor Well maintained, move in ready. Attached single garage (interior access, no stairs), extra parking stall, extra storage