



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

**MLS # A2280435**



**\$399,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Paved, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** no

Live in the heart of the desirable West Springs community with this affordable two-storey end-unit townhouse. The home has been newly renovated throughout, featuring newer flooring, kitchen cabinets, hood fan, bathroom countertops, toilets, a laundry set, and fresh paint from top to bottom. The upper level offers two spacious primary bedrooms, each with its own ensuite bathroom. One bedroom also includes a private balcony, perfect for enjoying your morning coffee or relaxing in the evening. The upper floor is nearly the same size as the main level, providing excellent functionality, accessibility, and future flexibility. The open-concept main floor offers great potential for customization and further improvement. The lower level includes a single attached garage with additional storage space. With low condo fees, this property is an excellent starter home or investment opportunity. Conveniently located close to amenities, schools, shopping, and transit—this is a home you don't want to miss. Book your showing today—this could be the perfect place to call home.