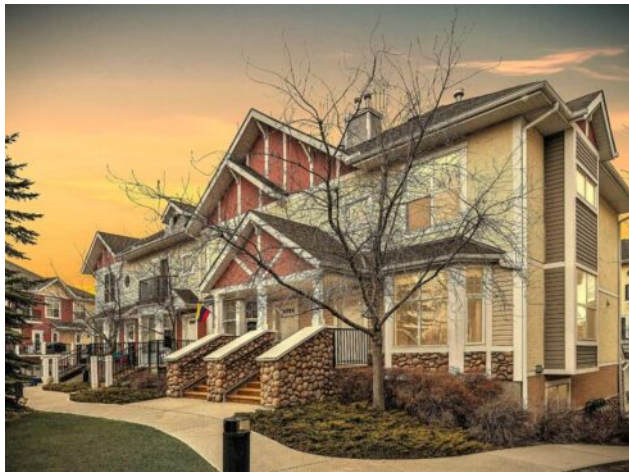




**87 West Springs Lane SW
Calgary, Alberta**

MLS # A2303150



\$499,900

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees, Seasonal Water, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

*** OPEN HOUSE [April 18 SAT. 2pm-4pm] Welcome to the Village of West Springs, a well-known townhouse complex for its convenience and functionality, ideally located across from parks and a strip mall. This meticulously maintained and renovated END UNIT is surely satisfying your expectations. Perfectly positioned in one of the best locations within the complex, to enjoy beautiful pond and walking path. Upon entering the home, you'll be impressed by the gorgeous tiled flooring, ceilings, and bright open-concept layout. South-facing windows fill the home with an abundance of natural light throughout the day. The seamless connection between the dining area, living room, and kitchen makes it perfect for entertaining family and friends. Recent upgrades within the 2months include stylish vinyl flooring, fresh paint throughout, brand-new kitchen appliances and washer/dryer, new toilets, sinks, faucets, and modern light fixtures. The gourmet kitchen features a casual breakfast nook, large island, granite countertops, and ample cabinetry. Step out to the rear deck for BBQ with a convenient gas hookup. Upstairs, the spacious primary bedroom offers a large closet and a 4-piece ensuite bathroom, and the second bedroom is filled with natural light from two windows and showcases a stunning pond view. There are 3pc bathroom and laundry room with cabinets to complete the upper level. The developed basement adds valuable living space with two large windows. It can be used as a third bedroom, home office, hobby room, or gym. The insulated, side-by-side double attached garage provides excellent storage for vehicles and seasonal gear. The mechanical room also offers additional storage space. Enjoy ultimate convenience with ample visitor parking within the complex, as well as additional street parking. Nearby amenities include parks,

pathways, shops, transit, and easy access to major roadways. Located just 15 minutes to downtown and offering quick access west to the Rockies, this home delivers the perfect balance of urban convenience and outdoor lifestyle. An exceptional opportunity—perfect for families and offering incredible value. Call today to book your private showing.