

\$449,900 - 69 West Springs Lane Sw, Calgary

MLS® #A2110106

\$449,900

2 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

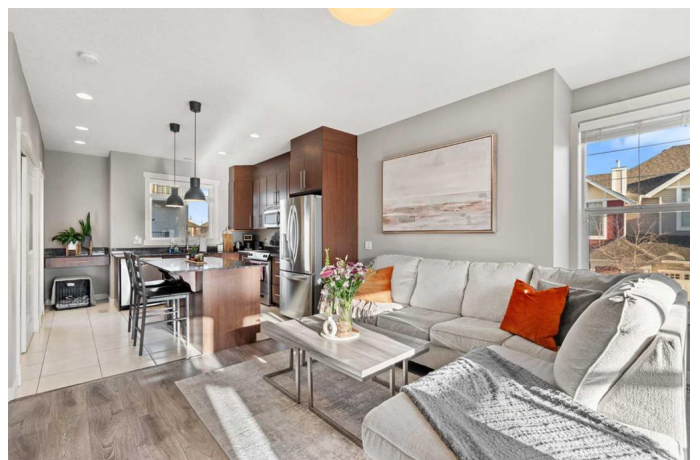
***OPEN HOUSE - Saturday & Sunday -

March 2 & 3, 2024 - 2:00 pm to 4:00 pm ***

Nestled in the desirable community of West Springs, this immaculate CORNER UNIT townhome offers 2 bedrooms, 2.5 baths, and abundant natural light, enveloping the space in a cozy and inviting ambiance. With its beautiful design and prime location, 69 West Springs Lane SW offers the perfect combination of style and convenience.

Step inside to discover spacious living areas bathed in natural light, seamlessly connecting the living, dining, and kitchen spaces. Whether you're hosting gatherings or enjoying quiet evenings by the fireplace, the bright and airy ambiance sets the stage for unforgettable moments. The chef's delight kitchen boasts granite countertops, stainless steel appliances, and ample cabinet space, while the adjacent dining area offers a perfect spot for creating lasting memories with loved ones. Step outside to the private patio, ideal for unwinding or hosting summer BBQs.

The primary bedroom features plush high-end laminate flooring, a spacious closet, and an ensuite bath for added luxury, while the second bedroom offers versatility for guests or personal retreats. Stylish baths with modern fixtures create a serene oasis for relaxation. Additionally, upper-level laundry adds to the convenience. A finished basement rec room adds valuable living space, perfect for



entertainment or relaxation, with endless possibilities for enjoyment and leisure.

With a DOUBLE_CAR GARAGE and close proximity to amenities, this home offers convenience at every turn. 69 West Springs Lane SW grants easy access to amenities and recreational opportunities in one of Calgary's most sought-after neighborhoods. Enjoy leisurely walks through nearby green spaces or partake in community events that make West Springs desirable.

Schedule a showing today to immerse yourself in the beauty and comfort that await you in this exceptional residence

Built in 2005

Essential Information

MLS® #	A2110106
Price	\$449,900
Sold Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,131
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	69 West Springs Lane Sw
Subdivision	West Springs
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 5W1

Amenities

Amenities	Parking, Playground, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 5th, 2024
Days on Market	6
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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