

# \$500,000 - 25 West Springs Lane Sw, Calgary

MLS® #A2205815

**\$500,000**

2 Bedroom, 3.00 Bathroom, 1,209 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

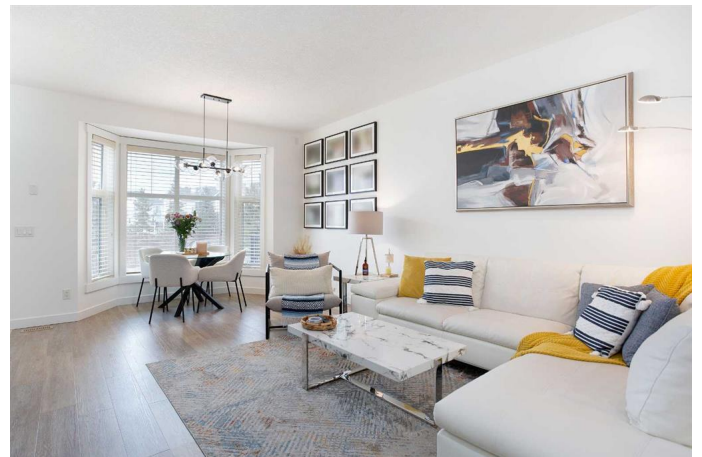
Welcome to this beautiful 2-storey townhouse in West Springs, where style, space, and comfort come together seamlessly. Over 1400SQFT of total living space, this home is designed for modern living with a bright and functional layout.

Step inside to an open-concept main level featuring 9â€™™ ceilings, where a spacious living and dining area flows effortlessly into a beautiful kitchen featuring granite countertops, stainless steel appliances, a breakfast bar, and a large pantryâ€™”perfect for both entertaining and everyday cooking. A south-facing balcony invites you to soak in the sun with your morning coffee or for summer barbecues. A convenient half-bath completes this level.

Upstairs, the primary bedroom is a peaceful retreat with a walk-in closet and private ensuite, while the second bedroom offers its own unique charm, complete with a Juliet balcony overlooking the central courtyard. The finished basement provides additional versatility with a large rec room, utility room, and direct access to the double attached garage.

Located just moments from schools, parks, shopping, and fantastic dining options, this townhouse is a rare opportunity to own in one of Calgaryâ€™™s most sought-after communities.

Built in 2005



## Essential Information

MLS® #	A2205815
Price	\$500,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	25 West Springs Lane Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W1

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 31st, 2025

Days on Market 4

Zoning DC

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.