

**90 West Springs Way SW**  
**Calgary, Alberta**

**MLS # A2240961**



**\$650,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** N/A

Welcome home to a beautiful, 3Br/3Bath+Den, fully finished, 1 storey, Duplex with a double detached garage in the very sought-after West Springs community of SW Calgary. The Main level of the unit features a bright and open Living Room with a fireplace, Kitchen/Dining, Primary Bedroom with a 4 Pc Ensuite Bath, Second Bedroom, 4 Pc Full Main Bath, and Laundry. The naturally well-lit Kitchen with a Skylight houses all major appliances in Stainless steel/Black, Quartz countertops with a raised eating bar, ample cabinets, a corner pantry, and a center island. Off the Dining area, there is access to the deck, fully fenced backyard, and a double detached garage. The finished basement boasts a huge Entertainment/Recreation Room, the 3rd Bedroom with a walk-in closet, a 4 Pc Full Bathroom, and a good sized Den/Office. The location of the home is ideal with all amenities close by - Bus Stop, 69th Street station, Shopping, Dining, Public and private Schools, Playgrounds, access to Bow Trail/ Stoney Trail/ 17th Avenue/Downtown etc. Please contact your favourite Realtor and book your viewing today.