

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

MLS # A2280435



\$409,900

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

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	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.