

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

**MLS # A2305496**



**\$380,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Storage		

**Inclusions:** None

Welcome to 152 West Springs Road SW, a beautifully maintained main floor bungalow townhome offering the perfect blend of comfort and convenience. This move-in ready end unit features a single car garage and showcases durable vinyl plank and tile flooring throughout. Inside, you'll find a bright and inviting layout with large windows, 9-foot ceilings, and a well-appointed kitchen designed for everyday living. The home offers two spacious bedrooms and a full 4-piece bathroom, along with thoughtful updates including a new water heater (2023), new fridge (2024), new microwave (2025), updated bathroom, and refreshed flooring. Situated on a quiet street in a highly desirable neighbourhood, this well-managed complex is known for its friendly atmosphere, prompt snow removal, and beautifully kept landscaping. Residents enjoy access to numerous nearby parks and pathways, including the scenic Paskapoo Slopes, ideal for walking and outdoor activities. The location is exceptionally convenient, with quick access to Stoney Trail for easy commuting around the city, and just a 15-minute drive downtown via Bow Trail. Positioned on the west edge of Calgary, this home also offers effortless getaways to the mountains or Bragg Creek, along with plenty of nearby shopping options including Westhills just minutes away.