

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

**MLS # A2308830**



**\$650,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Pie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, central vacuum and attachments, attached shelving in garage, basement cabinets with doors, basement white open shelving unit, basement flooring except foam flooring, extra flooring, paint and backsplash in basement, key holder at back door

Welcome to an exceptional end-unit residence in the highly coveted community of West Springs, offering the rare advantage of only 1 attached neighbour within a stylish 3-unit configuration (no condo fees), delivering enhanced privacy & a notably quiet, comfortable interior. Thoughtfully designed & beautifully curated, this home blends modern upgrades with effortless functionality & elevated everyday living. The main floor unfolds in a bright open-concept layout, including a warm & inviting living room, anchored by a gas fireplace, leading to a bright dining space & fully transformed kitchen featuring updated cabinetry, quartz countertops, new sink & faucet, designer backsplash, updated lighting, new hardware, stainless steel appliances (new in 2022 with a 2026 microwave), & a large built-in pantry with shelving. A stylish main floor powder room with integrated laundry showcases tile flooring & updated faucet, mirror, & lighting. Throughout the home, extensive updates include all new lighting (2021&ndash;2022), refreshed trim & baseboards, & full interior repaint in 2026, creating a polished, cohesive, & truly move-in-ready aesthetic. Upstairs, a versatile bonus space offers the flexibility of a home office, den, or additional lounge, while 2 spacious primary retreats each feature private ensuites - both thoughtfully updated in 2024, 1 with new vanity, tile flooring, lighting, mirror, & a tub/shower with new faucet, & the other offering an expansive layout with ceiling fan, fully renovated ensuite including a new vanity, tile flooring, lighting, faucet, toilet, & tub/shower faucet, along with a generous walk-in closet with built in shelving. The undeveloped basement presents excellent future potential with central vacuum, & a window, offering highly usable space even in its current state. Outside, the home continues to impress with a charming front porch, lrg fully fenced backyard with

durable chain-link fencing, rock pathway, garden beds, & spacious deck with gas BBQ hookup, perfect for effortless entertaining. The detached double garage features new lighting & is complemented by additional parking for 2 vehicles alongside (including RV/trailer parking). Major upgrades include newer furnace (2017) & updated shingles (2020), along with updated exterior lighting & thoughtful landscaping enhancements. The lifestyle here is truly exceptional - just 10-min walk to West Springs Village & the vibrant West 85th district, home to local favourites like DeVille Coffee & Village Ice Cream, with convenient access to Aspen Landing, Westhills Shopping Centre, & Calgary Farmers' Market West. Families will appreciate proximity to well-regarded schools including West Springs School, West Ridge School, & sought-after private options such as Webber Academy & Calgary French & International School, while nearby parks, pathways, playgrounds, & access to the Westside Recreation Centre & COP support an active, connected lifestyle. Quick routes to downtown & the mountains!