

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

**MLS # A2334258**



**\$429,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs           |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.           | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |                                                                   |                   |                 |
|--------------------|-------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | \$ 501          |
| <b>Basement:</b>   | None                                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |                 |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**END UNIT | WELL MANAGED COMPLEX | 2 BEDROOMS | 2 PRIVATE ENSUITES | SINGLE ATTACHED GARAGE** — Discover a spotless, tastefully upgraded townhome in sought-after West Springs, offering the extra natural light, privacy and curb appeal that only an end unit can provide. The bright main level is finished with modern LVP flooring and features a comfortable living room, dedicated dining area and stylish kitchen with abundant cabinetry, stainless steel appliances, contemporary backsplash and direct access to a private balcony—perfect for morning coffee or evening barbecues. A convenient two-piece bathroom, in-suite laundry and practical mudroom complete this thoughtfully designed level. Upstairs, the home delivers an impressive dual-primary layout with two exceptionally spacious bedrooms, each featuring its own private ensuite, while one also offers a walk-in closet and the other opens to a second private balcony. The single attached garage adds secure parking and everyday convenience, while the well managed complex make this an appealing option for buyers seeking a stable, move-in-ready town home in one of Calgary’s most desirable west-side communities. With its upgraded finishes, two outdoor spaces, generous bedrooms and rare end-unit position, this is a home that stands apart from the typical townhouse. Book your showing today.