



THE
A-TEAM

**RE/MAX
FIRST**

139 89 Street, Calgary T3H 0M4

MLS®#: **A2195355**

Area: **West Springs**

Listing Date: **02/24/25**

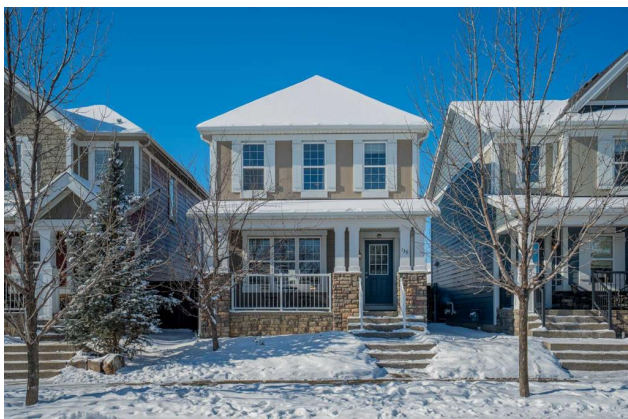
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,326 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

-0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	10`9" x 11`7"
4pc Bathroom	Upper	
Bedroom	Upper	8`10" x 9`10"
Laundry	Upper	7`1" x 7`6"

Room	Level	Dimensions
Dining Room	Main	11`1" x 14`8"
Living Room	Main	14`6" x 14`7"
4pc Ensuite bath	Upper	
Bedroom	Upper	9`7" x 11`1"
Bedroom - Primary	Upper	12`11" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813770

Zoning:
R-G

Remarks

Pub Rmks:

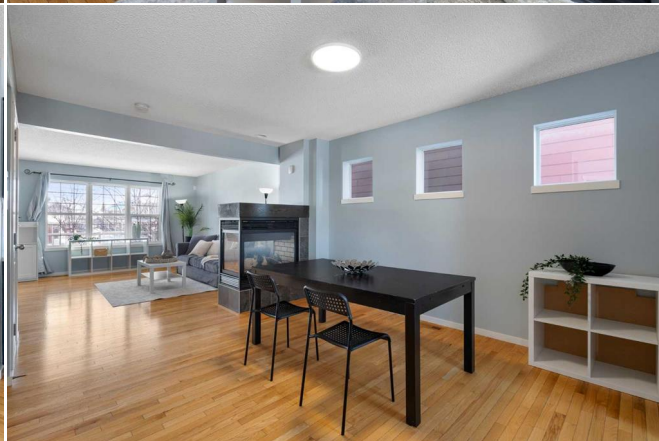
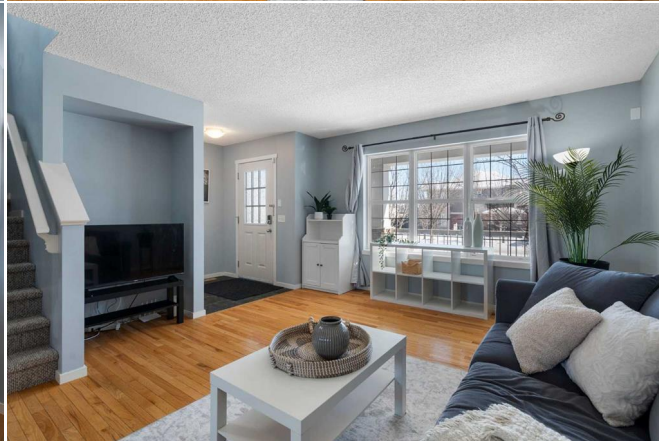
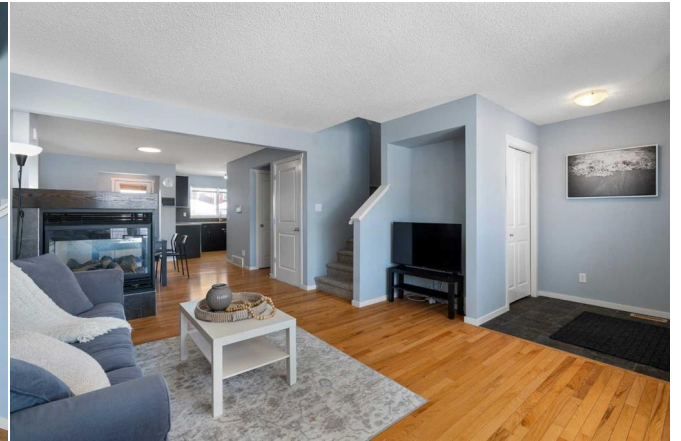
Welcome to your dream home in the highly sought-after community of West Springs! From the moment you arrive, you'll be captivated by the charm and warmth this beautiful 2-storey laned home has to offer. Step inside and imagine cozy evenings by the stunning 3-sided fireplace, creating a perfect ambiance between the spacious living and dining areas—ideal for both entertaining and relaxing. The heart of the home is the stylish U-shaped kitchen, featuring rich dark cabinetry, gleaming granite countertops, stainless steel appliances, and a convenient pantry. Whether you're preparing quick weekday meals or hosting dinner parties, this main floor layout offers the perfect space to gather and create lasting memories. A 2 pc powder room and mud room to access the backyard complete this level. Upstairs, you'll find three generously sized bedrooms, including a bright and spacious primary suite complete with a walk-in closet and a luxurious 4-piece ensuite—your private retreat at the end of a busy day. The convenience of upstairs laundry adds to the thoughtful design of this home, making everyday living that much easier. The mostly unfinished basement (drywalled storage room) offers endless possibilities, whether you envision a future rec room, home gym, or additional living space. Outside, you'll appreciate the double detached garage, providing both parking and extra storage. Located in the vibrant community of West Springs, you'll enjoy being close to top-rated schools, shopping centers, parks, and an array of dining options. With quick access to major roadways and the mountains just a short drive away, this home truly offers the best of both city living and outdoor adventure. Don't miss the opportunity to make this inviting and well-maintained home yours—schedule your showing today!

Inclusions:
Property Listed By:

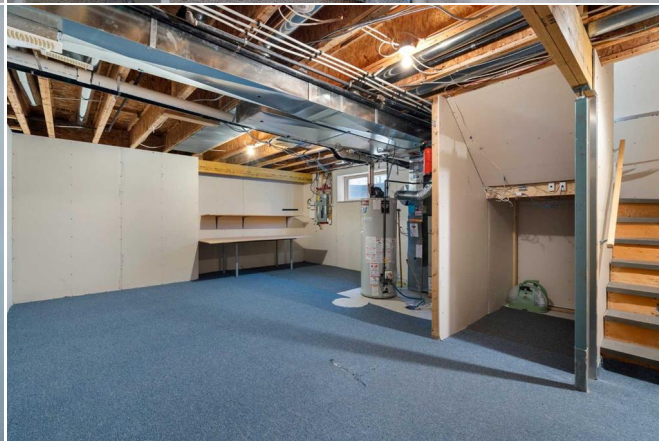
N/A
Royal LePage Benchmark

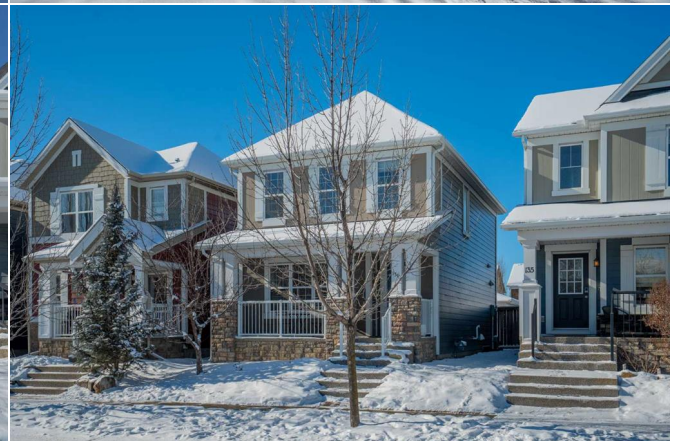
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











139 89 St SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1428.34 sq ft



NOTE: Dimensions are indicated from face floor areas in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20/05/2019
GUIDE