

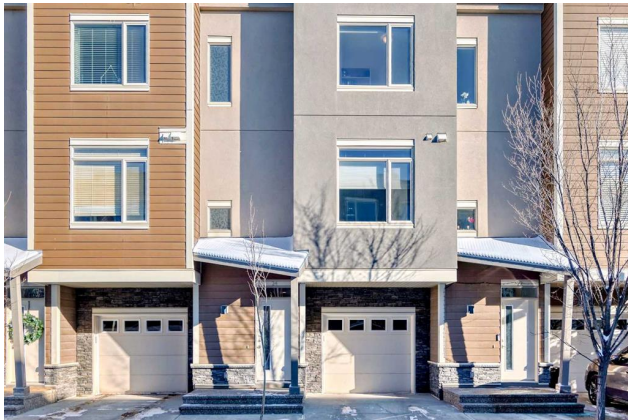


THE
A-TEAM

**RE/MAX
FIRST**

24 WESTPARK Common, Calgary T3H 0Y4

MLS®#: **A2197323** Area: **West Springs** Listing Date: **02/27/25** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,429**
 Low Sqft:
 Ttl Sqft: **1,429**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	162`11" x 10`11"	Living Room	Second	12`10" x 11`0"
Dining Room	Second	14`1" x 8`5"	2pc Bathroom	Second	4`10" x 4`4"
Bedroom - Primary	Third	11`3" x 11`0"	3pc Ensuite bath	Third	7`6" x 7`0"
Walk-In Closet	Third	4`11" x 4`5"	Bedroom	Third	12`0" x 7`11"
Den	Third	9`1" x 6`10"	4pc Bathroom	Third	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$554

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1412845**

Remarks

Pub Rmks: **Stylish 1429 Square Foot Townhome in West Springs - With Green Space and a beautiful walking path behind! Welcome to this beautifully designed 2-bedroom plus den, 2.5-bathroom AIR CONDITIONED townhome in the highly desirable community of West Springs. Perfectly located just steps to shopping and amenities, this home offers both convenience and tranquility. Step inside to discover a thoughtfully designed open-concept layout featuring hardwood floors, an extra-large kitchen island, and solid surface countertops throughout—ideal for entertaining. The generous separate dining space provides plenty of room for gatherings, a rarity in townhomes these days. Upstairs, a bright den with a large window makes for a perfect home office or reading nook. The primary bedroom features a walk-in closet and a private ensuite, while the second bedroom is perfect for guests or family. Enjoy the serene outdoor setting with multiple trees behind the home perfect for morning coffee or evening relaxation. Don't forget about your single ATTACHED GARAGE and an extra driveway parking spot. With easy access to parks, top-rated schools, and major roadways, this move-in-ready townhome offers the best of both convenience and nature. Don't miss out—schedule your viewing today!**

Inclusions:
Property Listed By: **NA
CIR Realty**

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





