



THE
A-TEAM

**RE/MAX
FIRST**

98 WEST SPRINGS Way, Calgary T3H 5G5

MLS®#: **A2197429**

Area: **West Springs**

Listing Date: **02/27/25**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **7,405 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,120**
Low Sqft:
Ttl Sqft: **1,120**

DOM

0

Layout

Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Paved,Secluded**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
Legal Desc: **0210788**

Zoning: **R-2M**

Remarks

Pub Rmks: **Absolute Best location, Best Lot & Best exposure! Welcome to the prestigious & vibrant community of West Springs. Original owners of this light & bright bungalow**

with 2 bedrooms, 2 1/2 bathrooms & 12 ft vaulted ceilings have taken immaculate care of this home. The open & inviting main floor plan boasts like new laminate flooring, custom kitchen with ample cupboards, counter space & spacious island. The large primary bedroom features a 4 piece ensuite with renovated walk-in shower for convenience. The lower level is also wide open perfect for all your hobbies & entertainment with a large bedroom & full 3 piece bathroom. The private rear yard with manicured trees features a oversized 25' x 23' heated garage, concrete parking pad with gate to paved back lane, shed for all garden tool & supplies, raised beds for gardening & covered rear deck with gas line for year round bbq. Other features include newer furnace, newer hot water, newer shingles, remote hunter douglas blind & newer air conditioner for those hot summer days. Easy access in & out of the community to endless close by amenities including shopping, schools, rec center, hwy 1 & 10 min commute to downtown and the Big Bonus there is no Condo fees!!

Inclusions:

Property Listed By:

n/a

RE/MAX Complete Realty

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







