



THE
A-TEAM

**RE/MAX
FIRST**

171 89 Street, Calgary T3H0M4

MLS®#: **A2204726**

Area: **West Springs**

Listing Date: **03/22/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,562 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**
Low Sqft:
Ttl Sqft: **1,446**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Low Maintenance Landscape,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 6`0"	Living Room	Main	13`0" x 14`0"
Dining Room	Main	10`2" x 13`0"	Kitchen	Main	10`1" x 13`0"
Mud Room	Main	5`5" x 5`7"	Bedroom - Primary	Second	13`0" x 13`0"
Bedroom	Second	9`8" x 10`3"	Bedroom	Second	9`0" x 11`5"
Family Room	Basement	11`8" x 15`4"	Laundry	Basement	5`7" x 5`8"
Bedroom	Basement	10`1" x 11`8"	Library	Basement	7`1" x 9`4"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0813770
 Zoning: R-G

Remarks

Pub Rmks: **Amazing home on a quiet street in West Springs! This property boasts over 2,000 sq ft of developed living space, featuring central air conditioning, a wine refrigerator, and numerous upgrades throughout. The large front living room is bathed in sunshine, showcasing a gorgeous stone fireplace and elegant engineered hardwood flooring. The open-concept modern kitchen includes a granite breakfast bar. Upstairs, you'll find three bedrooms, including a master suite with a generous walk-in closet and full ensuite. Just outside the master bedroom, there's a built-in hallway cabinet and another full bath shared by the two additional bedrooms. The professionally finished basement offers an additional bedroom with built-in office space, a family room, laundry room, and charming flex space. The backyard features a paved concrete patio and a comfortable deck, surrounded by Evans cherry, buckeye, and Aspen trees, roses, and other perennials. Beside the detached double garage, the fence gates open to allow for additional storage or trailer parking. This home is conveniently located near Calgary Waldorf School, Calgary French and International School, Rundle College, and Webber Academy. Enjoy wonderful amenities such as Canada Olympic Park/Winsport and West 85th District Shopping and Dining. This property is a great investment, perfect for living or buying!**

Inclusions: N/A
 Property Listed By: Century 21 Bamber Realty LTD.

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



