

# \$395,000 - 38 West Springs Lane Sw, Calgary

MLS® #A2249798

**\$395,000**

2 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

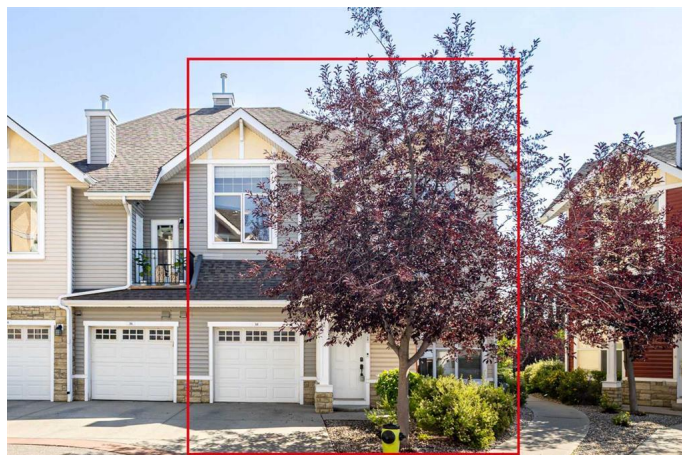
"OPEN HOUSE, Sat Sept 06, 12:00-2:00 PM "

This Corner unit townhouse, located in the sought-after community of West Springs, offers both style and convenience, with easy access to all nearby amenities. Featuring 2 bedrooms, this townhouse boasts sweeping SW views of open green space, playgrounds, and even partial glimpses of the Rocky Mountains. Enjoy the large covered balcony just off the living room, complete with a natural gas hookup for your BBQ. The kitchen is beautifully finished with quartz countertops and glass subway tile, while the living room and stairs feature durable vinyl plank flooring. Both bedrooms are generously sized with oversized windows and vaulted ceilings that fill the space with natural light. An attached garage with storage plus an additional front parking pad.

Built in 2006

## Essential Information

MLS® #	A2249798
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2006



Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	38 West Springs Lane Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W1

### Amenities

Amenities	Park, Playground, Visitor Parking, Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office

Top Producer Realty and Property Management

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