

# \$388,000 - 38 West Springs Lane Sw, Calgary

MLS® #A2249798

**\$388,000**

2 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.00 Acres

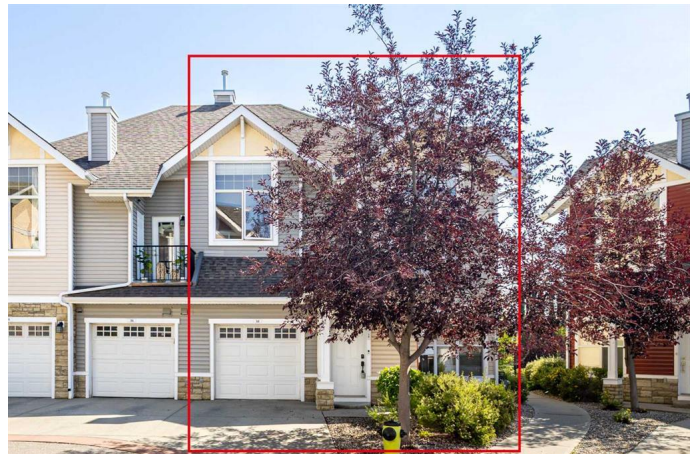
West Springs, Calgary, Alberta

This Upper 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, plus 9ft ceiling. 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          | \$388,000   |
| 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      | Other, Park, Playground, Visitor Parking |
| 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 | 13                  |
| Zoning         | DC (pre 1P2007)     |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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