



\$ 469,900.00

## 48 WEST SPRINGS WAY SW CALGARY

<https://paulbrinton.com>

Beautifully updated bungalow in great location in West Springs. Home boasts a bright, open floor plan & neutral decor. Numerous upgrades like hardwood flooring throughout, vaulted ceilings, sky lights, ceramic tile and more. Modern kitchen with granite countertops including waterfall feature, tile backsplash, stainless steel appliances, hood fan and convenient...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1148807

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-09 18:36:29

**Bathrooms:** 3

**Bedrooms Above Grade:** 1

**Date added:** 10/01/21

**Two Piece Bath:** 1

**Lot size:** 3606 sq ft

**Year built:** 2002

**Parking:** Alley Access, Double Garage  
Detached, Heated Garage, Insulated

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Ceramic Tile,Hardwood,Laminate

**Community Features:** Golf,Park,Schools  
Nearby,Sidewalks,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back  
Yard,Lawn,Landscaped,Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 2

**Association Amenities:** Other

**Exterior Features:** Storage

**District:** CAL Zone W

**Interior Features:** Central Vacuum,Granite  
Counters,Kitchen Island,No Animal Home,No  
Smoking Home,Open  
Floorplan,Pantry,Storage,Vaulted Ceiling(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher, Dryer, Freezer, Microwave, Oven, Range  
Hood, Refrigerator, Washer, Window Coverings

**Subdivision Name:** West Springs

**Lot Size Acres:** 0.08

**Levels:** One

**Zoning:** R-2M

**List Price Square Foot:** \$ 461.89

**Photo Count:** 34

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 37.15M 121`11"

**Living Area SF:** 1039.00

**Structure Type:** Triplex

**Restrictions:** None Known

