

# \$825,000 - 191 West Springs Close Sw, Calgary

MLS® #A2233316

**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,336 sqft  
Residential on 0.15 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully maintained bungalow with 1,500 sq ft of living space, nestled in the vibrant and family-friendly community of West Springs, one of Calgary's most sought-after neighborhoods known for its excellent schools, parks, and convenient amenities. Step inside to a bright, spacious tiled foyer that flows into an inviting open-concept main floor. Soaring vaulted ceilings, rich hardwood flooring, and large windows fill the space with natural light, creating a warm and welcoming atmosphere. The chef's kitchen features elegant granite countertops—perfect for casual family meals or entertaining guests. The main floor boasts a generous primary bedroom complete with a walk-in closet, a spa-like ensuite featuring a standing shower and multi-jet soaker tub. An additional room on the main level offers flexibility as a cozy guest bedroom or home office, along with a convenient 2-piece powder room and main floor laundry. The fully finished basement adds even more living space with a large family room centered around a cozy wood-burning fireplace, two oversized bedrooms, and a full bathroom—ideal for teens, guests, or extended family. Step outside, enjoy the privacy of a low-maintenance vinyl fence surrounding a massive pie-shaped lot. The backyard is a true oasis with a multi-level deck, fruit trees, flowering perennials, and RV parking via the rear lane. It's perfect for summer barbecues, kids' playtime, or simply



relaxing under the stars. Additional features include air conditioning, a water filtration system, garage shelving, and a no-pet, non-smoking history. This is more than a home—it's a lifestyle. Book your private showing today!

Built in 2002

**Essential Information**

MLS® #	A2233316
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	191 West Springs Close Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Many Trees, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Argos Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.