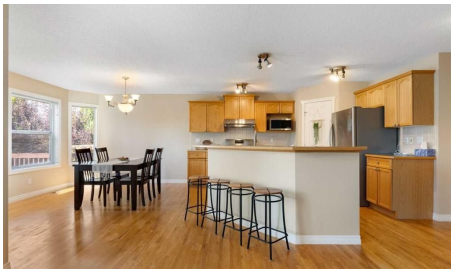
26 West Springs Road SW

Calgary | Active | MLS® A2351124

$939,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2002**	**1,898.8 sq. ft.**

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Listed by Honestdoor Inc.

A closer look

Click brochure link for more details** Welcome to this well-maintained home, ideally situated on a generous 5,576 sq. ft. lot in a quiet, low-traffic area of the desirable West Springs community. Offering approximately 1,899 sq. ft. of above-grade living space, the home combines comfort, functionality, and convenient access to West Springs Park via a nearby walking path. Step inside to discover a bright, open-concept main floor featuring a spacious living room with a cozy gas fireplace surrounded by multiple windows, allowing abundant natural light to fill the space. The kitchen features warm wood cabinetry, generous counter space, stainless steel appliances, and a tiled backsplash. A large peninsula with a raised breakfast bar seating four creates an inviting spot for casual meals and gatherings. Just off the kitchen, the dining area features three large windows overlooking the beautifully landscaped backyard and mature trees. A glass door opens directly onto the raised deck, providing a seamless connection between indoor and outdoor living. Upstairs, three bedrooms include a spacious primary retreat measuring approximately 260 sq. ft., complete with a walk-in closet and private ensuite featuring a bathtub and separate shower. Two additional bedrooms offer comfortable accommodations for family or guests. With 3.5 bathrooms throughout, the home provides convenience for everyday living. The fully developed walkout basement expands the living space with a large, versatile recreation area and a full bathroom, ideal for a family lounge, entertainment area, or home gym.
Outside, the landscaped backyard features an established lawn, mature trees, a raised wood deck, and a stone patio beneath the deck. During the warmer months, the mature landscaping creates an inviting setting for relaxation and outdoor gatherings. The double attached garage, measuring approximately 20'9" × 21', is fully insulated, including the walls, ceiling, and garage door. Recent improvements include a roof replacement in 2021, a new dishwasher in 2025, a smart automatic main-water shut-off system installed in 2025, and a new garage door in 2026. The smart water system detects even small leaks early and automatically shuts off the main water supply when a leak is detected, helping prevent costly water damage. Remote monitoring and control provide added peace of mind, especially when travelling. The system may also qualify for home insurance discounts, depending on the insurer. West Springs offers convenient access to shopping, restaurants, cafés, and everyday essentials at West Springs Village and West District, along with nearby parks and excellent school options. With easy access to Stoney Trail, Bow Trail, and the mountains to the west, this home offers an appealing combination of comfortable living, established landscaping, and a desirable community setting.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351124
Bedrooms	3
Bathrooms	4
Year Built	2002
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,898.8 sq. ft.
Main Level Finished Area:	911.97 sq. ft.
Upper Level Finished Area:	986.82 sq. ft.
Below Grade Finished Area:	783.89 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,575 sq. ft.
Lot Frontage:	28'6½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2002 (Age: 24)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0010965

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$160.00
City Quadrant:	Southwest
Community:	West Springs
Amenities:	Other
Appliances:	See Remarks
Inclusions:	Contact Seller Directly
Restrictions:	See Remarks
Main Floor	Dining Room · 18'2" × 14'7" ·

Main Floor	Foyer · 14'1" × 7'8" ·
Main Floor	Laundry · 7'7" × 6'8" ·
Main Floor	Living Room · 16'4" × 14'3" ·
Main Floor	Bedroom · 14'1" × 10'11" ·
Main Floor	Bedroom - Primary · 20'4" × 13'11" ·
Upper Level	Bedroom · 16'4" × 13'4" ·
Basement	Game Room · 29'10" × 19'4" ·
Basement	Furnace/Utility Room · 14'6" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Sidewalks, Street Lights
Interior Features:	Closet Organizers, No Smoking Home, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/26-west-springs-road-sw-calgary-a2351124/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.