# 44 West Springs Gate SW

Calgary | Active | MLS® A2358282

**$650,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2000** | **1,285.15 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

An excellent opportunity to own a distinctive home in the desirable community of West Springs! This home offers a dramatic two-storey vaulted living room, creating an sense of openness and natural light not available in many plans. The soaring ceiling, expansive windows and fireplace combine to create a wonderful living space with architectural character. This triplex unit comes with no condo fees, 2 beds and 2.5 baths this home may be your perfect fit.
The main floor features hardwood flooring, an open-concept kitchen with island and pantry, a comfortable dining area, convenient laundry and a flexible additional room. Upstairs there are two good-sized bedrooms. The primary has a walk-in closet and a 4-piece ensuite, plus a second full bath up. The finished basement adds a large rec room plus extra bedroom and space for guests, hobbies or a home gym..
Recent improvements include a newer furnace, hot water tank and Vacuflo central vacuum system, together with relatively new appliances.
Outside, the attractive rear yard offers a delightful space for outdoor living and entertaining, complemented by a paving stone patio, firepit and the convenience of a double detached garage.
Enjoy the benefits of an established West Springs location with excellent access to shopping, restaurants, parks, schools and transportation routes. A particularly appealing home for purchasers who appreciate generous living spaces, thoughtful design and the practical advantages of a well-established neighbourhood.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358282 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |

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|---|---|
| **Total Living Area:** | 1,285.15 sq. ft. |
| **Main Level Finished Area:** | 692.03 sq. ft. |
| **Upper Level Finished Area:** | 593.12 sq. ft. |
| **Below Grade Finished Area:** | 636.06 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Lot Area:** | 2,873 sq. ft. |
| **Lot Frontage:** | 26'1¾" |
| **Front Exposure:** | Northwest |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0012552 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |

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|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $160.00 |
| **City Quadrant:** | Southwest |
| **Community:** | West Springs |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Garage control |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 12'10" × 9'7" · |
| **Main Floor** | Kitchen · 9'7" × 8'9" · |
| **Main Floor** | Living Room · 13' × 11'5" · |
| **Main Floor** | Office · 11'3" × 8'11" · |
| **Upper Level** | Bedroom · 13'8" × 10'8" · |
| **Upper Level** | Bedroom - Primary · 13'10" × 13'2" · |

| | |
|---|---|
| **Basement** | Exercise Room · 10' × 9' · |
| **Basement** | Bedroom · 12'5" × 10'8" · |
| **Basement** | Game Room · 17' × 14'1" · |
| **Basement** | Furnace/Utility Room · 8' × 7'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| **Exterior Features:** | Fire Pit, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch, Patio |
| **Lot Features:** | Back Lane, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-2M |
| **Listed Date:** | Nov 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-west-springs-gate-sw-calgary-a2358282/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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