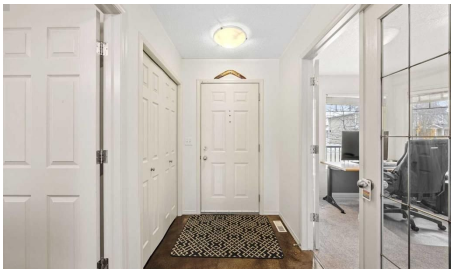
75 West Springs Way SW

Calgary | Active | MLS® A2355033

$749,999









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2001**	**1,568 sq. ft.**

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Listed by eXp Realty

A closer look

A welcoming front porch, inviting curb appeal and a thoughtfully designed layout make this West Springs home an excellent fit for family living. Offering three bedrooms, a dedicated main-floor office, 3.5 bathrooms and a fully developed basement, this home combines comfortable living spaces, modern updates and an exceptional location in one of West Calgary's established family communities.

The main floor welcomes you with hardwood flooring, a bright front office featuring large windows and French doors, and an open living space designed to bring everyone together. The kitchen features updated marble countertops, stainless steel appliances, grey cabinetry, a corner pantry and an updated sink and faucet. The adjoining dining area offers plenty of room for family meals, while the living room is anchored by a gas fireplace and a large window overlooking the backyard. Convenient main-floor laundry and a powder room complete this level.

Upstairs, the spacious primary bedroom offers a walk-in closet and a four-piece ensuite with a soaker tub and separate shower. Two additional bedrooms and a full bathroom provide comfortable space for family or guests, with updated carpeting adding warmth throughout the upper level.

The fully developed basement adds valuable living space with a generous recreation room, perfect for movie nights, a play area or a comfortable place to unwind. An office or bedroom, full bathroom and additional storage make this level as practical as it is versatile.

Outside, the private west-facing backyard is a wonderful extension of the home, offering afternoon and evening sunshine, a spacious deck for summer barbecues and a grassy area to enjoy. The updated rear exterior door features a large window that brings in plenty of natural light while providing direct access to the backyard without compromising privacy. A walkway connects the home to the double detached garage, while the covered front porch offers another inviting spot to enjoy the outdoors.

The owners have made several thoughtful updates since 2018, including marble kitchen countertops, stainless steel appliances, a replacement kitchen sink and faucet, updated carpeting on the main and upper floors, a new rear exterior door and a garage door opener. The gas fireplace has also been serviced with the glass replaced. Telus fibre optic internet adds modern connectivity for working from home, streaming and everyday convenience.

West Springs offers a peaceful residential setting without sacrificing access to everyday essentials. Families will appreciate the nearby schools, parks and recreational opportunities, while the growing 85th Street shopping area offers an excellent selection of restaurants, grocery stores, fitness studios, medical services and local amenities. WinSport is just minutes away, offering year-round recreation and activities, while convenient access to Stoney Trail makes commuting around Calgary, reaching downtown or heading west to the mountains easy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355033
Bedrooms	3
Bathrooms	4

Year Built	2001
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:	1,568 sq. ft.
Main Level Finished Area:	822 sq. ft.
Upper Level Finished Area:	746 sq. ft.
Below Grade Finished Area:	766 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,950 sq. ft.
Lot Frontage:	36'1½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2001 (Age: 25)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
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, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Double Garage Detached, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
HOA Fee:	$160.00
City Quadrant:	Southwest
Community:	West Springs
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Foyer · 10'3" × 5' ·
Main Floor	Den · 12'2" × 10'1" ·
Main Floor	Kitchen · 10'10" × 10'5" ·
Main Floor	Dining Room · 11'9" × 10'5" ·
Main Floor	Living Room · 15'2" × 11'7" ·
Upper Level	Bedroom - Primary · 13'5" × 11'11" ·
Upper Level	Bedroom · 11'11" × 10' ·
Upper Level	Bedroom · 11'2" × 9'10" ·
Lower Level	Game Room · 22'10" × 22'2" ·
Lower Level	Office · 9'11" × 9'4" ·
Lower Level	Furnace/Utility Room · 12'7" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, French Door, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-west-springs-way-sw-calgary-a2355033/

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