# \$759,000 - 147 89 Street Sw, Calgary

MLS® #A2215333

## \$759,000

4 Bedroom, 4.00 Bathroom, 1,390 sqft Residential on 0.08 Acres

West Springs, Calgary, Alberta

OPEN HOUSE ON SUNDAY(MAY 4) 11AM~1PM !! Proudly presenting a wonderful opportunity to live in the desirable Southwest neighborhood of West Springs. Located within strolling distance to the community's winding pathway system, shopping, and schools, this former Avi show home offers nearly 2200 SF of updated living space. The thoughtful design delivers an ambiance of relaxed charm with its new LVP flooring and many windows. The nicely appointed kitchen boasts richly stained cabinetry, recently replaced stainless-steel appliances, and a pantry while the spacious dining room features easily seats 8. Upstairs, the bright primary bedroom accommodates a king-size bed and provides a good-sized walk-in closet while the owner's ensuite offers an expansive vanity with an abundance of countertop and storage space. The two secondary bedrooms share an additional 4 pc. bathroom. The the sunny West-facing backyard is a wonderful size to play with the kids, host weekend barbecues, or simply unwind on the large deck. Other notable highlights of this special property include: 1) a double detached garage, 2) air conditioning, 3) huge decking with pergola, 4) new LVP flooring, 5) new paint, and 6) new light fixtures. Close to West Springs' numerous amenities including pathways, schools, shopping, restaurants, transit, and with quick access to Westside Recreation Centre and Stoney Trail â€" Wow! this family property







#### Built in 2009

#### **Essential Information**

MLS® # A2215333 Price \$759,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,390 Acres 0.08 Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 147 89 Street Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0M4

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Detached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

## **Exterior**

Exterior Features Other

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 3

Zoning R-G

HOA Fees 270

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Complete Realty

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