



122 west springs Road SW
Calgary, Alberta

MLS # A2323586



\$460,000

Division:	West Springs		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Many Trees		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Beautifully updated 2 bedroom, 2.5 bathroom upper-level townhouse in the quiet and highly desirable community of West Springs in SW Calgary. This bright, move-in ready home features fresh paint, brand-new carpet (June 2026), and a full suite of appliances installed in 2023, including stove, fridge with icemaker, dishwasher, microwave, washer and dryer. The kitchen also features an updated faucet and garburator. The open-concept main level offers a functional layout filled with natural light, complete with an updated 2-piece powder room, convenient main-floor laundry, and access to two private decks – one to enjoy the morning sun and the other perfect for relaxing in the evening. The spacious living and dining areas flow seamlessly into the kitchen, creating an ideal space for both everyday living and entertaining. The upper level features a spacious southwest-facing primary bedroom with a mountain view, abundant natural light, and its own private balcony—an ideal retreat to enjoy your morning coffee or evening sunsets. The primary suite also includes a full ensuite bathroom and generous closet space. A second spacious bedroom and an additional full bathroom complete the upper level. Recent mechanical upgrades provide exceptional comfort and peace of mind, including a new high-efficiency furnace, hot water tank, humidifier, and eco-temp smart thermostat, all installed in 2025. The home is also equipped with a security system featuring two exterior door cameras. Parking is a standout feature, offering a single attached garage with a durable epoxy-coated floor, a full-length driveway for additional parking, plus ample visitor and street parking—an uncommon convenience in this area. Located in a quiet, well-maintained complex in the heart of West Springs, this home is just minutes from parks, walking pathways, top-rated schools,

shopping, restaurants, and all the amenities the community has to offer. With its thoughtful updates, exceptional location, and move-in-ready condition, this is a fantastic opportunity to own in one of Calgary's most desirable southwest communities.