



GRASSROOTS
REALTY GROUP

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82 West Springs Way SW
Calgary, Alberta

MLS # A2334332



\$625,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,362 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-2M
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to 82 West Springs Way SW, a beautifully maintained duplex in the highly sought-after community of West Springs—with no condo fees. This thoughtfully designed home offers a rare double-primary-bedroom floor plan, with each spacious bedroom featuring its own private ensuite. An open den at the top of the stairs provides flexible space for a reading area, homework station or second home office. The main floor is warm, inviting and exceptionally functional, with immaculately maintained hardwood flooring throughout. The kitchen features stainless steel appliances, upgraded countertops and a generous island with cabinetry on both the front and back, providing an abundance of convenient storage. A dedicated office is located near the front entrance, while the main-floor laundry keeps everyday tasks close at hand. The unfinished basement offers excellent storage today and a blank canvas for future development. Outside, the chain-link fencing provides secure, low-maintenance outdoor space. A detached double garage with a brand-new garage door is conveniently accessed from the paved rear lane. This well-cared-for, smoke-free home is ideally situated near highly regarded schools, shopping and everyday amenities, with Canada Olympic Park, bike trails and scenic walking paths all nearby. An excellent opportunity to own a move-in-ready home in one of Calgary's most desirable west-side communities.