



GRASSROOTS
REALTY GROUP

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139 89 Street SW
Calgary, Alberta

MLS # A2350411



\$739,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Open House: October 10, Saturday 2:00-4:00 pm. Welcome to the prestigious community of West Springs! This well-kept 2-storey detached home offers 1,428 sq ft of comfortable living with 3 bedrooms and 2.5 baths. The main floor welcomes you with an open design anchored by a striking 3-sided gas fireplace flowing between the living and dining areas — perfect for gatherings large and small. The U-shaped kitchen features dark cabinetry, granite countertops, stainless steel appliances and a handy pantry, while a mud room with direct backyard access and a 2-piece powder room add everyday convenience. Upstairs, the primary retreat boasts a walk-in closet and 4-piece ensuite, plus two more generous bedrooms and the ease of upper-level laundry. The partly finished basement (flooring plus partial drywall already in place) offers great potential for a future rec room, gym or office. Step outside to the deck and fully fenced backyard, with a double detached garage completing the package. Moments to top-ranked schools, Aspen Landing shopping & dining, Westside Rec Centre, and quick access to downtown and the mountains. A fantastic west-side lifestyle awaits — book your showing today!