# \$749,900 - 171 89 Street Sw, Calgary

MLS® #A2204726

#### \$749,900

4 Bedroom, 4.00 Bathroom, 1,446 sqft Residential on 0.08 Acres

West Springs, Calgary, Alberta

Amazing home on a quiet street in West Springs! This property boasts over 2,000 sq ft of developed living space, featuring central air conditioning, a wine refrigerator, and numerous upgrades throughout. The large front living room is bathed in sunshine, showcasing a gorgeous stone fireplace and elegant engineered hardwood flooring. The open-concept modern kitchen includes a granite breakfast bar.

Upstairs, you'll find three bedrooms, including a master suite with a generous walk-in closet and full ensuite. Just outside the master bedroom, there's a built-in hallway cabinet and another full bath shared by the two additional bedrooms. The professionally finished basement offers an additional bedroom with built-in office space, a family room, laundry room, and charming flex space.

The backyard features a paved concrete patio and a comfortable deck, surrounded by Evans cherry, buckeye, and Aspen trees, roses, and other perennials. Beside the detached double garage, the fence gates open to allow for additional storage or trailer parking.

This home is conveniently located near Calgary Waldorf School, Calgary French and International School, Rundle College, and Webber Academy. Enjoy wonderful amenities such as Canada Olympic Park/Winsport and West 85th District Shopping and Dining. This



property is a great investment, perfect for living or buying!

#### Built in 2008

#### **Essential Information**

MLS® # A2204726 Price \$749,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,446
Acres 0.08
Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 171 89 Street Sw Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H0M4

### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, RV Access/Parking

# of Garages 3

### Interior

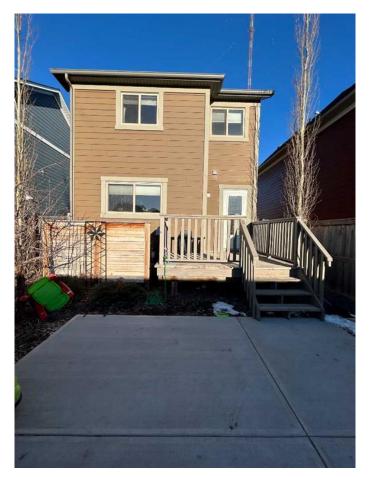
Interior Features Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

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

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

Refrigerator





Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 22nd, 2025

Days on Market 13
Zoning R-G

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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