

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

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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, brand new hot water tank 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

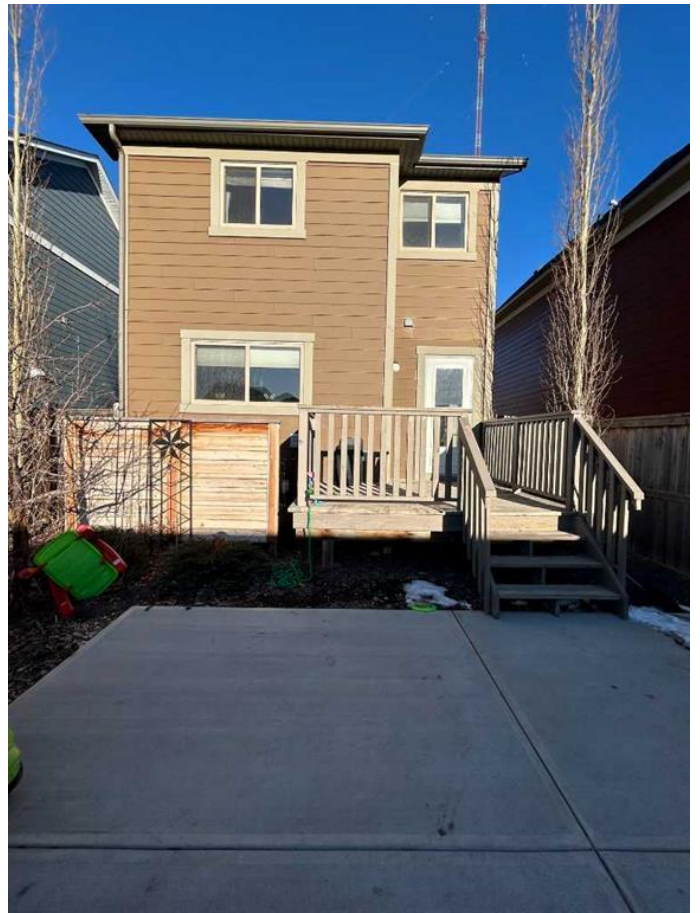
|             |                  |
|-------------|------------------|
| Address     | 171 89 Street Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H0M4           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Granite Counters, Pantry             |
| 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, Landscaped, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 121              |
| Zoning         | R-G              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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