

# \$749,000 - 147 89 Street Sw, Calgary

MLS® #A2215333

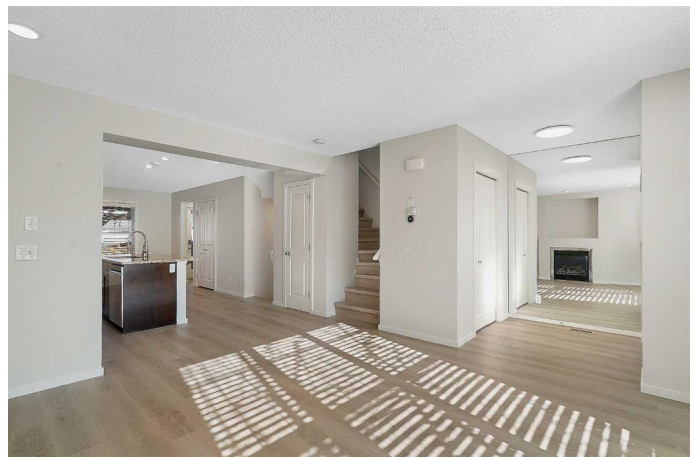
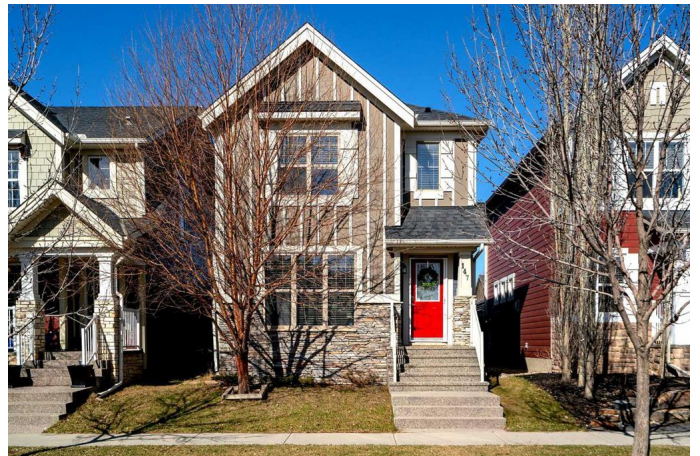
**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,390 sqft

Residential on 0.08 Acres

West Springs, Calgary, Alberta

Proudly presenting a wonderful opportunity to live in the desirable Southwest neighborhood of West Springs. Located within strolling distance to the community's winding pathway system, shopping, and schools, this former Avi show home offers nearly 2200 SF of updated living space. The thoughtful design delivers an ambiance of relaxed charm with its new LVP flooring and many windows. The nicely appointed kitchen boasts richly stained cabinetry, recently replaced stainless-steel appliances, and a pantry while the spacious dining room easily seats 8. Upstairs, the bright primary bedroom accommodates a king-size bed and provides a good-sized walk-in closet while the owner's ensuite offers an expansive vanity with an abundance of countertop and storage space. The two secondary bedrooms share an additional 4 pc. bathroom. The sunny West-facing backyard is a wonderful size to play with the kids, host weekend barbecues, or simply unwind on the large deck. Other notable highlights of this special property include: 1) a double detached garage, 2) air conditioning, 3) huge decking with pergola, 4) new LVP flooring, 5) new paint, and 6) new light fixtures. Close to West Springs' numerous amenities including pathways, schools, shopping, restaurants, transit, and with quick access to Westside Recreation Centre and Stoney Trail – Wow! this family property welcomes you HOME!



Built in 2009

## Essential Information

MLS® #	A2215333
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,390
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	147 89 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M4

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Complete Realty
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