

# \$374,900 - 146 West Springs Road Sw, Calgary

MLS® #A2257809

**\$374,900**

2 Bedroom, 1.00 Bathroom, 892 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to 146 West Springs Road SW, a well-kept 2 BEDROOM, 1 BATH townhouse tucked into one of Calgary's most sought-after neighbourhoods. From the moment you arrive, you'll appreciate the quiet, tree-lined street and the home's classic curb appeal.

Step inside to a bright, smoke-free interior that has been lovingly maintained. The functional floor plan offers comfortable living and dining spaces, while large windows invite natural light throughout. Enjoy morning coffee or evening sunsets on your front porch, the perfect spot to unwind.

The attached single garage is finished with sleek epoxy flooring, providing a clean, durable space for parking or hobbies. Outside, you're only a short stroll to a beautiful community park and a popular dog park, making it easy to stay active with family and pets.

Families will love the unbeatable location—just minutes from Calgary's top-rated schools, boutique shopping, and convenient commuter routes.

Whether you're a first-time buyer, downsizer, or investor, this smoke-free bungalow- typed townhouse is a rare opportunity to own a move-in-ready home in vibrant West Springs.



Don't miss your chance to schedule a private viewing today!

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257809      |
| Price          | \$374,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 892           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 146 West Springs Road Sw |
| Subdivision | West Springs             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5W2                  |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other                                      |
| Parking Spaces | 1                                          |
| Parking        | Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                          |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Pantry                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |

|          |      |
|----------|------|
| Cooling  | None |
| Basement | None |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 11                   |
| Zoning         | DC                   |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.