

# \$929,000 - 36 Weston Place Sw, Calgary

MLS® #A2196847

**\$929,000**

4 Bedroom, 4.00 Bathroom, 2,390 sqft  
Residential on 0.11 Acres

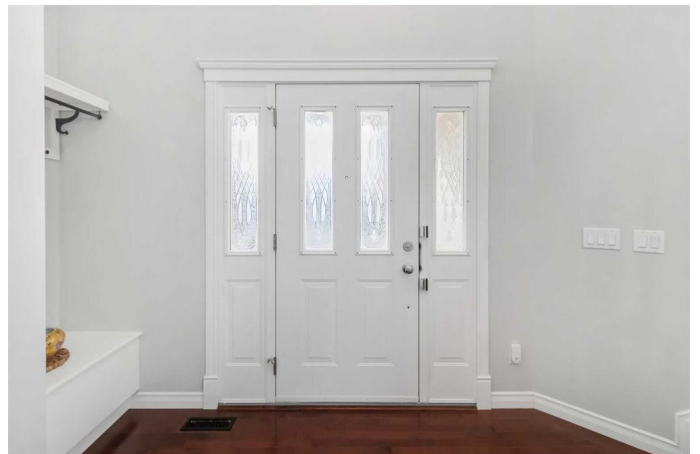
West Springs, Calgary, Alberta

This meticulously maintained property, is situated in one of Calgary's most desirable locations, West Springs! With amazing curb appeal & sitting pretty in a quiet South-facing Cul-de-sac, this stunning home features 4 spacious bedrooms, 3.5 bathrooms, a double car garage, and a fully finished basement. Bring on the work-life balance as the Rocky Mountains are in close proximity! Boasting over 3400 square feet of developed living space, this home is perfect for families, investors, & remote workers. The finished basement adds plenty of extra space with versatile potential to add a 5th bedroom or home office - subject to City approvals. The giant south-facing bonus room allows tons of natural light, creating the perfect spot to relax or entertain. Some move-in-ready upgrades include, Quartz countertops, upgraded faucets, paint, careful gardening and beautiful landscaping in the front & backyard. The spacious front porch is perfect for enjoying morning coffee, and the expansive deck is perfect for creating toasty memories with your friends and family.

This property is not just a home, but a lifestyle & smart investment with incredible value appreciation potential! Call your favorite realtor today- and come see it for yourself!

Built in 2004

## Essential Information



MLS® #	A2196847
Price	\$929,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Weston Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5N6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Garden, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	36
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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