

# \$868,000 - 36 Weston Place Sw, Calgary

MLS® #A2196847

**\$868,000**

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	\$868,000
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	42
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.