

# \$699,900 - 139 89 Street Sw, Calgary

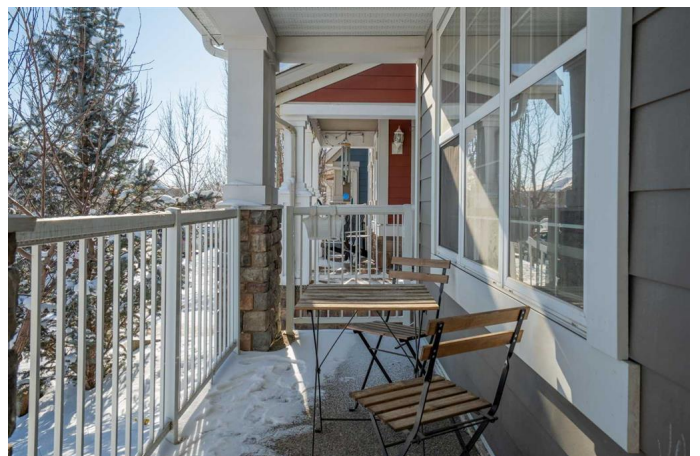
MLS® #A2195355

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,428 sqft  
Residential on 0.08 Acres

West Springs, Calgary, Alberta

Back on market due to financing! Welcome to your dream home in the highly sought-after community of West Springs! From the moment you arrive, you'll be captivated by the charm and warmth this beautiful 2-storey laned home has to offer. Step inside and imagine cozy evenings by the stunning 3-sided fireplace, creating a perfect ambiance between the spacious living and dining areas—ideal for both entertaining and relaxing. The heart of the home is the stylish U-shaped kitchen, featuring rich dark cabinetry, gleaming granite countertops, stainless steel appliances, and a convenient pantry. Whether you're preparing quick weekday meals or hosting dinner parties, this main floor layout offers the perfect space to gather and create lasting memories. A 2 pc powder room and mud room to access the backyard complete this level. Upstairs, you'll find three generously sized bedrooms, including a bright and spacious primary suite complete with a walk-in closet and a luxurious 4-piece ensuite—your private retreat at the end of a busy day. The convenience of upstairs laundry adds to the thoughtful design of this home, making everyday living that much easier. The mostly unfinished basement (drywalled storage room) offers endless possibilities, whether you envision a future rec room, home gym, or additional living space. Outside, you'll appreciate the double detached garage, providing both parking and extra storage. Located in the vibrant community of West



Springs, youâ€™ll enjoy being close to top-rated schools, shopping centers, parks, and an array of dining options. With quick access to major roadways and the mountains just a short drive away, this home truly offers the best of both city living and outdoor adventure. Donâ€™t miss the opportunity to make this inviting and well-maintained home yoursâ€”schedule your showing today!

Built in 2009

### Essential Information

MLS® #	A2195355
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	139 89 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M4

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Three-Sided

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 24th, 2025

Days on Market 29

Zoning R-G

HOA Fees 270

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Royal LePage Benchmark

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