

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

MLS® #A2196847

**\$929,000**

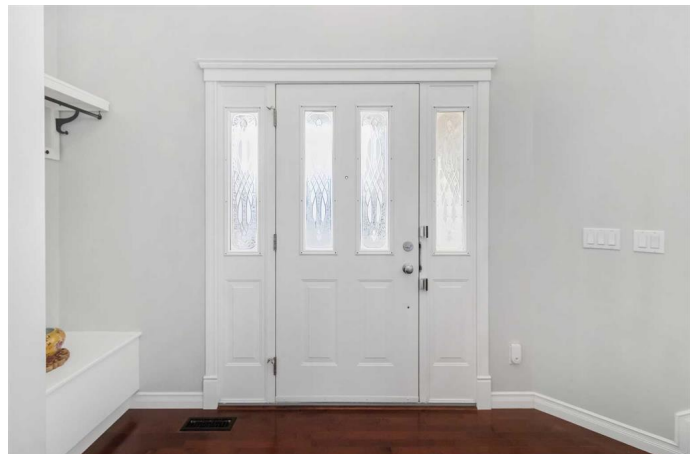
4 Bedroom, 4.00 Bathroom, 2,390 sqft  
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to your dream home! 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 10

Zoning R-G

HOA Fees 200

HOA Fees Freq. ANN

## Listing Details

Listing Office CIR Realty

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