

# \$799,900 - 74 Weston Green Sw, Calgary

MLS® #A2235494

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,885 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Open house: 28 June & 29 June, 2-4 pm!

Welcome to 74 Weston Green Walkout basement, in the Quiet cul-de-sac of friendly neighbors all get along well & enjoy visits & block parties. Close to the playground and park! Close to shopping, major transit lines & the International French school. Inside youâ€™ll discover huge great room with cozy fireplace & open to the beautiful Maple kitchen with stainless steel appliances & black granite counter tops. Loads of natural light floods in through the West windows. A 2pc bath and laundry/mudroom complete the main level. Upstairs there is a bonus room. The primary bedroom has a walk-in closet and an en suite with deep soaker tub and double vanities. Youâ€™ll also find two large additional bedrooms and a full bath! The fully developed walkout basement was professionally done with all permits and contains a large family room, wet bar, fourth bedroom and full bathroom - a great space to entertain guests!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235494  |
| Price      | \$799,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,885       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74 Weston Green Sw |
| Subdivision | West Springs       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 5E9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                          |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Walk-Out                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Pie Shaped Lot  |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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