

# \$765,000 - 108 Weston Manor Sw, Calgary

MLS® #A2252828

**\$765,000**

5 Bedroom, 4.00 Bathroom, 1,750 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

Absolutely pristine condition! Nested on a quiet street in the highly sought-after community of West Springs. This fully developed home offers a total of 5 bedrooms and 3.5 bathrooms. Open kitchen with gorgeous newly updated quartz countertops with undermount sink, centre island with room for stools, stainless steel appliances and pantry. Vaulted ceilings in the dining room and gas fireplace in living room. The updated quartz countertops extend to 3 bathrooms and the laundry room sink area. Convenient laundry/mud room and powder room complete the main level. Kenmore Elite front load washer and dryer with pedestal storage. Upstairs are 3 bedrooms including primary bedroom with a large 4-piece ensuite bathroom with separate shower, soaker tub and walk-in closet. A large bonus room completes the upper level. The fully developed basement has 2 additional bedrooms, 4 piece bathroom, rec room and plenty of storage. One remarkable feature of this home is the extra large windows on the lower does not feel like a basement. Central A/C for year round comfort. Large wrap around deck overlooking the beautifully landscaped west facing fenced backyard. The raised garden vegetable bed is included. Great curb appeal with front covered porch and vibrant red rose bush to greet you. Fantastic opportunity to own this well cared for home in one of Calgary's most desirable communities. Close to schools. Close to the restaurants, shops and services on lively West



85th and walking distance to the new Radio  
Park in Calgary's West District.

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252828    |
| Price          | \$765,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 Weston Manor Sw |
| Subdivision | West Springs        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H5N8              |

### Amenities

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

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |

|                 |                                 |
|-----------------|---------------------------------|
| Heating         | Forced Air, Natural Gas         |
| Cooling         | Central Air                     |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Family Room, Gas, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Finished, Full                  |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Yard, Garden, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-G               |

## Listing Details

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

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