

\$699,900 - 846 78 Street Sw, Calgary

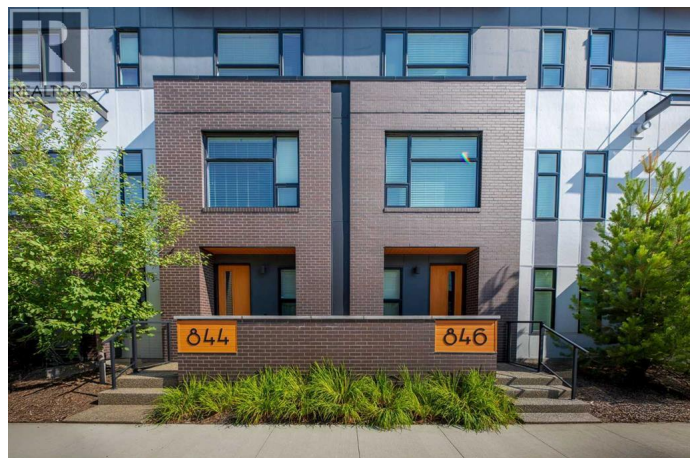
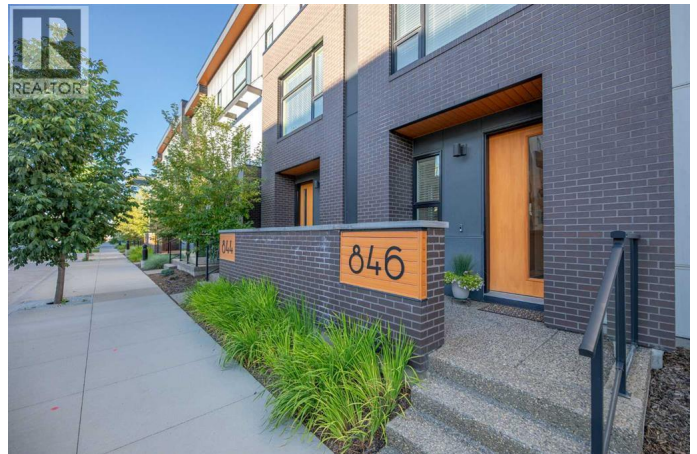
MLS® #A2245881

\$699,900

3 Bedroom, 3.00 Bathroom, 1,763 sqft
Single Family

West Springs, Calgary, Alberta

Welcome to this stunning original owner townhome located in the sought-after West District in West Springs. This beautifully upgraded 1,763 sq ft home offers a modern lifestyle with exceptional convenience and design. Step into a spacious entry foyer on the lower level, large enough to comfortably accommodate a home office, additional sitting area, or even exercise equipment. Thoughtfully designed with custom built-in cupboards for storage and direct access to the finished double attached garage, this space is both functional and versatile. The main level impresses with luxury vinyl plank flooring throughout, high ceilings, and an open-concept layout filled with natural light. The chef-inspired kitchen features full height cabinetry, deep storage in the oversized island, quartz countertops and backsplash, a gas range, and a built-in, integrated refrigerator for a sleek, modern finish. Adjacent to the kitchen is a built-in bar or coffee station with a wine fridge. The bright and spacious living room boasts a beautiful fireplace and opens onto a private balcony, perfect for relaxing. The generous dining area easily fits a large table, creating a seamless flow for both daily living and entertaining. Upstairs, you'll find three well-appointed bedrooms and two full bathrooms. The primary suite is a luxurious retreat with a custom walk-in closet and a spa-inspired ensuite featuring a dual floating vanity and luxury shower. A convenient stacked laundry is also located on



this level. Enjoy being part of a vibrant community, just steps from top-rated schools, shopping, dining, fitness centres, and everyday amenities. Radio Park, opening in September, is walking distance from your front door and will span 8.4 acres, offering year-round activities, pathways, and a dedicated dog park for residents to enjoy. With close proximity to Winsport, city parks, and quick access to Highway 1, you're minutes from the mountains or downtown Calgary. (id:6289)

Built in 2019

Essential Information

Listing #	A2245881
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,763
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	846 78 Street Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6B2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Recreation Centre
Features	See remarks, Back lane, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Microwave, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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