

844 78 Street SW
Calgary, Alberta

MLS # A2219783



\$685,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,797 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Slat Wall in garage

Experience effortless luxury in this beautifully maintained 3-storey townhome located in the heart of West Springs. Offering private street-level access, this sophisticated home welcomes you with a versatile ground floor—ideal as a foyer, casual lounge, home office, or additional living space. The double attached garage, accessed through its own entry, is discreetly tucked away, enhancing the home's clean, functional layout. Upstairs, the bright and spacious main floor showcases an open-concept design with a central kitchen featuring a large island, —including a gas range and built-in microwave, Fisher Paykel fridge and clever storage solutions like toe-kick drawers. The adjacent dining area opens onto a rear deck. Unwind in the spacious living room, and enjoy the added convenience of a main-floor powder room. The top level boasts three well-sized bedrooms, including a serene primary retreat with a spa-like ensuite and walk-in closet. A second full bathroom and laundry area complete this floor for maximum convenience. Pride of ownership shines throughout with thoughtful upgrades including air conditioning, a water softener, and a ZG-Sheild polyurea-sealed garage floor. Located steps from West District's emerging shops and amenities, you'll enjoy walkable access to groceries, coffee shops, fitness studios, and scenic walking paths. Commuting is a breeze with quick access to downtown, the ring road, airport, and mountain getaways. Pet-friendly with board approval.