

**846 78 Street SW**  
**Calgary, Alberta**

**MLS # A2245881**



**\$699,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,763 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Shelving in the garage		

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.