



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**844 78 Street SW**  
**Calgary, Alberta**

**MLS # A2219783**



**\$685,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,797 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		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.