



**GRASSROOTS**  
REALTY GROUP

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834 78 Street SW  
Calgary, Alberta

MLS # A2225146



**\$739,900**

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,782 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, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3-storey, 3-bedroom townhome offering the perfect blend of style, functionality, and location. Enjoy the convenience of private street-level access and a versatile ground-floor flex space—ideal for a home office, lounge, gym, or additional living area—alongside a double attached garage. The sun-filled main level showcases a bright, open-concept layout, perfect for modern living. At the heart of the home is a chef-inspired kitchen with a large island, gas range, built-in microwave, full-height white cabinetry, and abundant counter and cupboard space. The spacious dining area leads to a private rear balcony—perfect for morning coffee or evening BBQs—while the airy living room features a striking black tiled gas fireplace, creating a warm and inviting space to relax or entertain. A stylish powder room completes this floor. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and spa-like ensuite featuring dual vanities and modern finishes. A second full bathroom and convenient upper-floor laundry add to the thoughtful layout. Located steps from the up-and-coming West District, this home offers walkable access to grocery stores, cafes, fitness studios, parks, and scenic pathways. With easy access to downtown, Stoney Trail, the airport, and weekend mountain escapes, this is city living at its finest.