



**46 Osprey Hill Bay SW
Calgary, Alberta**

MLS # A2279027

\$549,900



Division:	Osprey Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,347 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Irregular Lot, Sloped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Shingle Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

If you're looking for a BRAND-NEW HOME that keeps ownership simple and lifestyle front-of-mind, this one earns a closer look. Set within a quiet CUL-DE-SAC LOCATION in Osprey Hill, this FREEHOLD Homes by Avi townhome delivers something that's becoming increasingly rare: NO CONDO FEES, thoughtful planning, and immediate access to GREEN SPACE right at the end of the building. Morning walks, quick fresh-air breaks, and a sense of openness come naturally here. Inside, the layout is efficient and intentional across three levels. The main living floor brings kitchen, dining, and living together without wasted space, anchored by a CENTRAL ISLAND, QUARTZ COUNTERTOPS, a CHIMNEY-STYLE RANGE HOOD, and a BUILT-IN MICROWAVE that keeps surfaces clean and uncluttered, while the pantry quietly does the heavy lifting behind the scenes. Step out to the REAR PATIO for easy outdoor time without leaving home. Upstairs, all three bedrooms are grouped where they belong, including a private primary with its own ensuite and walk-in closet, plus UPPER-LEVEL LAUNDRY that keeps life moving smoothly. The ground-level entry connects directly to a DOUBLE ATTACHED TANDEM GARAGE — more than just parking, it's practical storage, seasonal flexibility, and future-ready convenience with an EV CHARGER ROUGH-IN already in place. Osprey Hill is one of those rare new communities that already feels like a SMART MOVE. Positioned on Calgary's west side, it offers direct access both downtown and out of the city, without the daily friction that comes from weaving through established neighbourhoods. With brand-new SHOWHOMES NOW OPEN, it's prime for a visit — and a chance to experience the community while it's still early, still taking shape, and well

ahead of the curve. Close to everything you need including CALGARY FARMERS MARKET, CLIMBING CENTER, COP, BOWNESS PARK and amazing access to 16th Avenue into Downtown Calgary, or off to the mountains. Brand new, never occupied, and offered with BUILDER WARRANTY. COMPLETION IN APRIL 2026. • PLEASE NOTE: Photos are of a virtually staged Showhome of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.