



**833 85 Street SW
Calgary, Alberta**

MLS # A2293978



\$659,888

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,826 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in the desirable community of West Springs, this well-maintained three-storey townhouse offers bright, functional living space throughout. The entry level features 9-ft ceilings, tile and laminate flooring, and a spacious den/office. The main floor showcases 9-ft ceilings and laminate flooring, with a generous kitchen featuring quartz countertops, stainless steel appliances including a gas stove, and a large island with a flush eating bar. The open layout flows into the dining area and spacious living room with a study nook/additional paly area, plus a 2-pc bathroom and access to the west-facing balcony. Upstairs offers two huge primary bedrooms, each with a walk-in closet and private ensuite. One ensuite includes double sinks, a soaker tub, and separate shower. Laundry is conveniently located on this level. The fully finished basement adds a third bedroom, a 3-pc bathroom, and a long storage room. Additional features include a double attached garage, front patio, A/C, and plenty of natural light. Walk to shopping, restaurants, schools, pathways. Pride of ownership throughout.