



**744 73 Street SW
Calgary, Alberta**

MLS # A2305016



\$429,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 499
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: NA

WELCOME TO WEST SPRINGS! This is the one you've been waiting for. Unobstructed, breathtaking WEST-FACING MOUNTAIN VIEWS in one of Calgary's most elite and highly sought-after neighborhoods! Step inside this fully transformed 1,151 sqft masterpiece! From the moment you walk in, you are greeted by soaring 9-foot ceilings that span across EVERY single level, making the entire space feel incredibly expansive and flooded with natural evening light. The house has been meticulously upgraded with brand-new, luxury vinyl flooring (2024) flowing seamlessly throughout, complemented by a stunning, newly redesigned staircase (2024). The kitchen is an absolute showstopper. Completely overhauled in 2024 with brand-new countertops and custom cabinetry featuring gorgeous, modern white ash wood finishes. It's fully equipped with a brand-new sink featuring a built-in water filter (2024) and striking, modernized light fixtures (2023). This is where you entertain. This is where you close the deal on your lifestyle. Upstairs is a total game-changer. You'll find two massively oversized bedrooms that completely dwarf typical townhouse layouts. Even better? Both the primary and secondary bedrooms both has ensuite bathroom making it the ultimate setup for roommates, a massive home office, or a luxury guest suite, both boasting vanity upgrades completed in 2024. We're talking fully turn-key, zero-stress living. The heavy lifting has already been done for you: • Brand-new window blinds and covers (2025) • New Ecobee Thermostat (2025) • New water softener (2024) • New Garage Slat Wall Panel (2025) Properties with this level of pristine renovation, at this price point, with clear mountain views in West Springs DO NOT LAST. It is ready for your buyers to move in and start living the dream.