

# \$685,000 - 844 78 Street Sw, Calgary

MLS® #A2219783

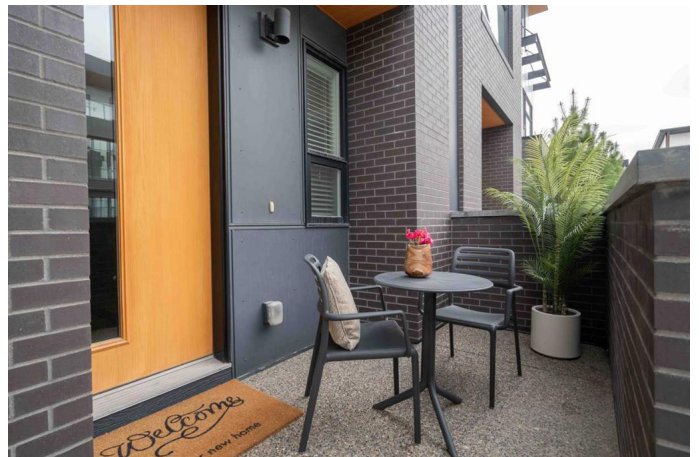
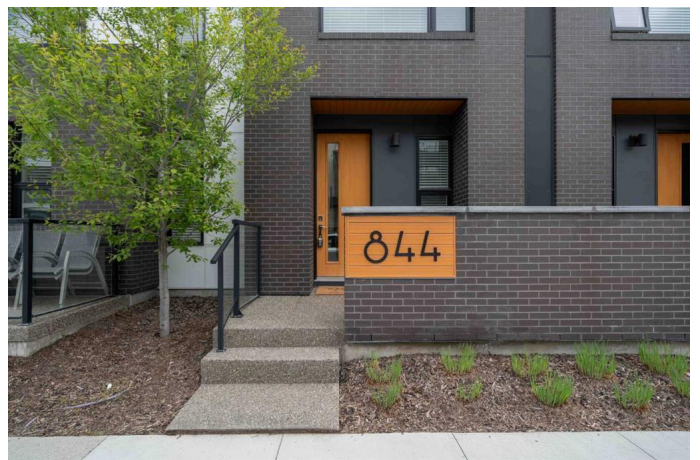
## \$685,000

3 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

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.



Built in 2019

### Essential Information

MLS® #	A2219783
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	844 78 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Membrane
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	M-G

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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