



**848 83 Street SW**  
**Calgary, Alberta**

**MLS # A2304737**



**\$749,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Guest		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

**\*\*OPEN HOUSE: Saturday and Sunday from 2-4PM\*\*** Go to the Showhome for access 821 & 823 &ndash; 81 Street SW\*\* Experience elevated urban living in West Springs with this brand-new, never-occupied three-storey townhouse offering over 1910 sq. ft. of total living space, sophisticated upgrades, and an unbeatable west Calgary location. Thoughtfully designed with 3 bedrooms, 2.5 bathrooms, a private office/flex space, and a double attached garage, this home blends modern style with everyday functionality. The entry level features a versatile private office/flex room enclosed with elegant double French glass doors, making it ideal for working from home, a fitness space, or additional lounge area. From here, enjoy direct access to the double attached garage and convenient guest street parking on a quiet road. The main living level showcases a bright open-concept layout with oversized windows that flood the home with natural light. Stylish luxury vinyl plank flooring, modern metal railings, upgraded lighting, and a striking dark and moody designer colour palette create a sophisticated atmosphere throughout. The beautifully appointed two-tone kitchen features quartz countertops, a full quartz backsplash, stainless steel appliances, built-in oven, gas cooktop, range hood, and a large island with breakfast bar seating. The spacious dining and living areas flow seamlessly together, creating the perfect space for entertaining or everyday living. Step outside to the impressive oversized west-facing balcony with south exposure, glass railings, unobstructed views, a BBQ gas line, and plenty of room to relax and enjoy sunny afternoons and evening sunsets. Upstairs, the spacious primary retreat offers an extended closet and a private 4-piece ensuite with quartz counters and modern finishes. Two additional bedrooms, another full bathroom, and upper-level laundry

complete the top floor, providing convenience for families, professionals, or roommates. Additional highlights include over \$22,000 in upgrades, all appliances including washer and dryer, all window coverings, AC rough-in, Hardie board exterior, tankless hot water, and a gradient mechanical system. Located within walking distance to shopping, restaurants, parks, pathways, schools, and everyday amenities, this exceptional West Springs home offers easy access to downtown Calgary, major roadways, and everything west-side living has to offer. Modern design, premium upgrades, and an outstanding location make 848 83 Street SW an incredible opportunity to own in one of Calgary's most sought-after communities.