



GRASSROOTS

REALTY GROUP

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**744 73 Street SW
Calgary, Alberta**

MLS # A2305016



\$399,500

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: N/A

UNBEATABLE VALUE IN WEST SPRINGS!! 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.