



847 77 Street SW
Calgary, Alberta

MLS # A2306382



\$675,000

Division:	West Springs		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,851 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 348
Basement:	Other	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: T.V

Experience effortless luxury in this like new 1851 SqFt, 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, stainless steel fridge and clever storage solutions. 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 as this home has never been lived in with the added bonus of thoughtful upgrades including air conditioning, blind package & tasteful finishes throughout. 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.