



417, 866 83 Street SW
Calgary, Alberta

MLS # A2306640



\$599,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,360 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Other, See Remarks	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Experience modern living in the highly sought-after community of West Springs with this brand-new three-storey townhouse by Trico Homes, offering a stylish design, thoughtful layout, and quality finishes throughout. Scheduled for completion in August/September 2026, this home presents an excellent opportunity to own in one of Calgary's premier west-side neighbourhoods. Completion estimated for August/September 2026. Room measurements and Photos from similar unit. Designed with functionality and comfort in mind, this home features a dual primary bedroom layout, each complete with its own private ensuite, making it ideal for professionals, roommates, or those seeking flexible living arrangements. The open-concept main level is enhanced by oversized windows, high ceilings, and modern metal railings, creating a bright and contemporary atmosphere. Durable luxury vinyl plank flooring flows throughout the main living areas, complemented by carpet and tile in select spaces for added comfort. The kitchen is both stylish and practical, featuring quartz countertops, modern cabinetry, stainless steel appliances, and ample workspace, seamlessly connecting to the dining and living areas. Step outside to the oversized west-facing balcony with glass railings, perfect for enjoying afternoon sun and evening sunsets, complete with a BBQ gas line for easy outdoor entertaining. Additional highlights include over \$10,000 in upgrades, all appliances including washer and dryer, all window coverings, and an AC rough-in for future comfort. The tandem double attached garage provides secure parking for two vehicles along with extra storage space. Finished in a refined rustic standard colour scheme, this home offers a warm yet modern aesthetic. Situated in a well-connected location, residents will enjoy proximity to parks, pathways, schools, shopping, and everyday

amenities, with easy access to major roadways for a convenient commute. The home also benefits from surrounding open spaces, including nearby park and church land, enhancing the sense of privacy and community. With low-maintenance condo living (monthly fee includes common area maintenance, insurance, snow removal, and trash), and pet-friendly policies (with restrictions), this property is well-suited for a variety of lifestyles. New, thoughtfully designed, and ideally located, this West Springs townhouse delivers exceptional value and modern convenience in a vibrant community.