



768 73 Street SW
Calgary, Alberta

MLS # A2314518



\$418,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Majestic Mountain Views | 2 Primary Suites | West Springs Living at Its Finest Welcome to this beautifully maintained and fully developed 2-storey townhome offering 1,324 sq. ft. of thoughtfully designed living space in the highly sought-after community of West Springs. Enjoy stunning mountain views, exceptional walkability, and convenient access to transit, shopping, restaurants, and some of Calgary's top-rated public and private schools. Nestled within a meticulously landscaped complex featuring a picturesque courtyard, tranquil water pond, mature trees, and inviting pathways, this home offers a peaceful retreat with all the conveniences of city living. The bright and spacious main floor showcases a wide-open floor plan, 9-foot ceilings, oversized windows that flood the home with natural light, and beautiful maple hardwood flooring throughout. The well-appointed kitchen features ceiling-height maple cabinetry, granite countertops, and stainless steel appliances, including a new fridge, dishwasher, and range installed in March of this year, along with abundant storage and workspace—perfect for both everyday living and entertaining. The adjoining dining area and cozy great room create an inviting atmosphere, while the adjacent west-facing deck provides the perfect space for summer barbecues and evening relaxation. Upstairs, you'll find two generously sized primary bedrooms, each complete with its own private ensuite bathroom, offering exceptional comfort, privacy, and flexibility for families, guests, or roommates. Additional highlights include an insulated attached garage, a full-length driveway with additional parking, ample visitor parking throughout the complex, and low-maintenance living in one of Calgary's most desirable communities.