



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**205, 830 78 Street SW
Calgary, Alberta**

MLS # A2315616



\$665,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 345
Basement:	Partial	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Central Vacuum & Attachments

This modern, chic townhome offers 1,768 sq ft of beautifully developed space and is in impeccable condition with a thoughtfully designed floor plan and 9-ft ceilings on both the main and upper levels. The main floor is bright and wide open, highlighted by an expansive kitchen with a gas range, built-in fridge, and quartz countertops, flowing seamlessly into comfortable dining and living areas. Step outside to a spacious deck complete with a gas BBQ outlet—perfect for entertaining. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a large walk-in shower and double sinks, plus the convenience of upper-floor laundry. The lower level adds valuable flexibility with an additional room ideal for a gym or home office. The double attached garage is insulated, heated, and finished with an epoxy floor, with all shelving included. This is also one of the rare units in the complex equipped with air conditioning. Located in West District—a vibrant and highly walkable community with a growing list of amenities, this home offers exceptional convenience. Enjoy nearby parks, including a dog park, walking paths, and quick access to Stoney Trail and Bow Trail for an easy commute anywhere in the city. Truly an exceptional home that is expected to sell quickly.