

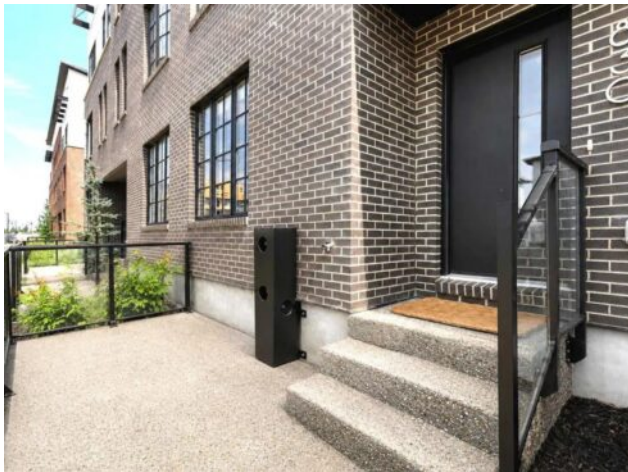


GRASSROOTS
REALTY GROUP

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830 81 Street SW
Calgary, Alberta

MLS # A2338681



\$789,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,838 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-G
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garage Remote, Water Purifier, Water softener

Reduce to sell !! District Townhomes – Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhome ideally located in Calgary's vibrant West District, just steps from Radio Park. Offering approximately 1,838 sq.ft. of thoughtfully designed living space, this stylish home combines modern finishes, functional living spaces, and an exceptional location surrounded by parks, pathways, shopping, dining, and everyday amenities. The entry level features a versatile flex room, ideal for a home office, study, or additional living space, along with a utility area and direct access to the attached double garage. Please note that the area identified as "Closet" beside the utility room on the floor plan contains plumbing controls serving other units in the building and is not available for the Owner's personal use. The bright and spacious main living level showcases an open-concept design with wide-plank flooring, high ceilings, and an abundance of natural light. The gourmet kitchen is a standout, featuring full-height cabinetry, soft-close doors, quartz countertops and backsplash, a gas range, built-in microwave, refrigerator, custom pantry, and a large eat-up island perfect for casual dining and entertaining. The adjoining living and dining areas provide an inviting space for everyday living, complemented by an electric fireplace and access to the private balcony. Upstairs, the primary bedroom offers a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom provide excellent flexibility for family, guests, or additional workspace. Convenient upper-floor laundry completes this level, with all three bedrooms located together on the upper floor. Additional features include window coverings throughout, contemporary finishes, and an attached double garage. Ideally

located near Radio Park, West 85th, Aspen Landing, schools, restaurants, caf  s, shopping, and scenic walking and biking pathways, with convenient access to Bow Trail and Stoney Trail. Bright, elegant, and move-in ready, this exceptional West District townhome offers the perfect combination of style, space, and location. Book your private showing today!