\$699,900 - 846 78 Street Sw, Calgary

MLS® #A2245881

\$699,900

3 Bedroom, 3.00 Bathroom, 1,763 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this stunning original owner townhome located in the sought-after West District in West Springs. This beautifully upgraded 1,763 sq ft home offers a modern lifestyle with exceptional convenience and design. Step into a spacious entry foyer on the lower level, large enough to comfortably accommodate a home office, additional sitting area, or even exercise equipment.

Thoughtfully designed with custom built-in cupboards for storage and direct access to the finished double attached garage, this space is both functional and versatile. The main level impresses with luxury vinyl plank flooring throughout, high ceilings, and an open-concept layout filled with natural light. The chef-inspired kitchen features full height cabinetry, deep storage in the oversized island, quartz countertops and backsplash, a gas range, and a built-in, integrated refrigerator for a sleek, modern finish. Adjacent to the kitchen is a built-in bar or coffee station with a wine fridge. The bright and spacious living room boasts a beautiful fireplace and opens onto a private balcony, perfect for relaxing. The generous dining area easily fits a large table, creating a seamless flow for both daily living and entertaining. Upstairs, you'II find three well-appointed bedrooms and two full bathrooms. The primary suite is a luxurious retreat with a custom walk-in closet and a spa-inspired ensuite featuring a dual floating vanity and luxury shower. A convenient stacked laundry is also located on







this level. Enjoy being part of a vibrant community, just steps from top-rated schools, shopping, dining, fitness centres, and everyday amenities. Radio Park, opening in September, is walking distance from your front door and will span 8.4 acres, offering year-round activities, pathways, and a dedicated dog park for residents to enjoy. With close proximity to Winsport, city parks, and quick access to Highway 1, you're minutes from the mountains or downtown Calgary.

Built in 2019

Essential Information

MLS® # A2245881 Price \$699,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,763 Acres 0.00 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 846 78 Street Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B2

Amenities

Amenities Park, Parking, Picnic Area, Playground, Recreation Facilities, Snow

Removal, Trash, Visitor Parking, Dog Park

Parking Spaces 2

Parking Garage Door Opener, Insulated, Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Walk-In Closet(s), Bar, See Remarks

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator,

Gas Range

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features Balcony
Lot Description Back Lane
Roof Membrane

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 50
Zoning M-G
HOA Fees 248
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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