

103 Osprey Hill Point SW
Calgary, Alberta

MLS # A2317142



\$529,900

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| Division: | Osprey Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,380 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Interior Lot, Irregular Lot, Low Maintenance Landscape, Sloped | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Concrete, Mixed, Shingle Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s) | | |

Inclusions: N/A

STYLISH TOWNHOME ENERGY, WITHOUT THE CONDO FEE DOWNER. This brand-new Homes by Avi townhome in Osprey Hill is made for buyers who want smart design, simple ownership, their own YARD, and a way into CALGARY'S WEST SIDE without compromising on style or function. This is a FEE SIMPLE TOWNHOME, which means NO CONDO FEES, low maintenance living, and a home that actually feels like yours. Set in one of Calgary's NEWEST WEST SIDE communities, this location gives you quick access to THE CALGARY CLIMBING CENTER, NW FARMERS MARKET, AMENITIES OF TRINITY HILLS and the quickest ESCAPE TO THE MOUNTAINS. Inside, the three level layout makes excellent use of every square foot. The main living level is bright and open with beautiful large windows over looking the community. The kitchen, dining, and living areas are all OPEN CONCEPT - connected for everyday life, casual hosting, and nights when takeout on the island absolutely counts as meal planning. The kitchen features a central island, QUARTZ COUNTERTOPS, pantry storage, and a clean, modern feel that makes the space instantly move in worthy. Upstairs, the layout is ideal for buyers who want flexibility. The primary bedroom has its own ensuite and walk in closet, while the two secondary bedrooms sit on the other side of the upper floor with the main bath and laundry thoughtfully placed between them. Use them for kids, roommates, guests, a home office, gaming setup, workout space, or whatever version of real life you are building next. Just off the main floor, the SOUTHWEST-FACING REAR PATIO gives you sunny outdoor space for BBQs, coffee, container gardens, or simply enjoying the fact that you have fresh air without having to book an elevator. This overlooks your own PERSONAL SPACE AND YARD awaiting all

the things you are ready to do this coming year. The ground-level entry connects directly to a attached two car garage, giving you parking, storage, seasonal gear space, and future-ready convenience with an EV charger rough-in already included. With anticipated completion for late summer/early fall 2026, this home gives you time to plan, save, organize, and get excited — without settling for old, cramped, or surprise renovation energy. **BRAND NEW. NO CONDO FEES. BUILDER WARRANTY. YOUR OWN YARD. WEST-SIDE LOCATION.** This is home buying with a little more confidence and a lot more style. Contact your favourite Realtor and come see why Osprey Hill should be on your radar. **•** PLEASE NOTE: Photos are of another spec home of the same model that has been Virtually staged – fit and finish may differ. Floorplans shown in photos.