

833 77 Street SW  
Calgary, Alberta

MLS # A2319142



## \$674,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Heated Garage, Rear Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Camera door bell, tv mounts, shelves in living room

Experience elevated urban living in the heart of West Springs. This "LIKE NEW" 3-storey town offers the perfect blend of style, comfort and convenience, all just steps from the exciting and abundant amenities of West District. With private street-level access and nearly 1,900 sq ft of thoughtfully designed living space, this 3 BEDROOM home welcomes you with a versatile ground-level flex room that can easily function as a home office, fitness area, family room, or welcoming foyer. The HEATED DOUBLE SIDE BY SIDE attached GARAGE provides comfort year-round and offers exceptional storage and functionality. The bright and spacious main level is designed for everyday living and effortless entertaining. HUGE windows fill the space with natural light, while the oversized kitchen island creates the perfect gathering place for family and friends. The chef-inspired kitchen features stainless steel appliances, a gas range, built-in microwave, abundant cabinetry and thoughtful storage solutions. The dining area opens onto a private deck, creating a seamless indoor-outdoor living experience. One of the most desirable features of this home is its unique location within the complex. Unlike most units, there is no townhouse directly behind, allowing for enhanced privacy and open views overlooking Radio Park from both the rear windows and deck. Upstairs, the spacious primary retreat offers a custom California Closets walk-in closet, providing exceptional organization and storage, along with a spa-inspired ensuite. Two additional bedrooms, a full bathroom and CONVENIENT UPPER-FLOOR LAUNDRY complete the upper level. Pride of ownership is evident throughout with numerous upgrades including CENTRAL AIR CONDITIONING and luxury vinyl plank flooring on the stairs. Enjoy an unbeatable lifestyle with Radio Park, walking paths,

playgrounds, off-leash areas, restaurants, coffee shops, fitness studios and grocery stores all within a short walk. Commuting is effortless with quick access to downtown, Stoney Trail, the mountains and the airport. This is a rare opportunity to own a move-in-ready home in one of Calgary's most vibrant and sought-after west side communities.