

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

MLS® #A2245881

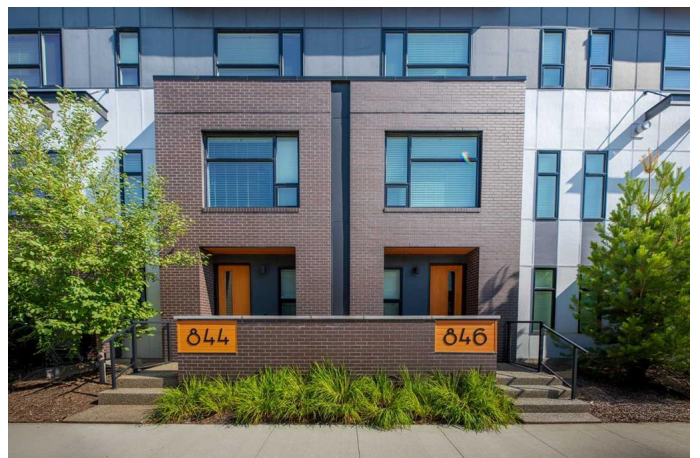
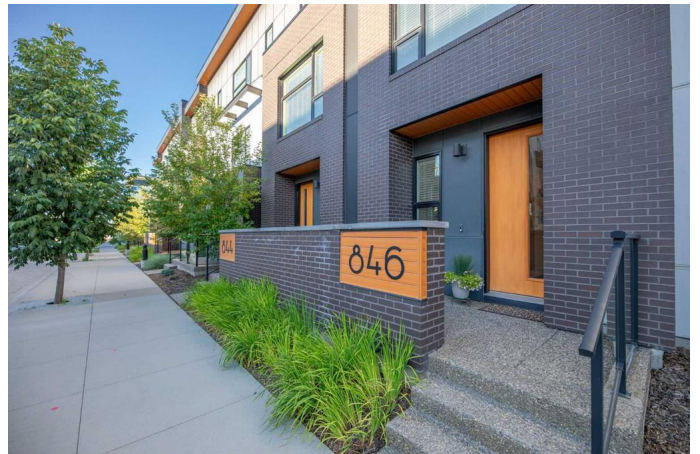
\$699,900

3 Bedroom, 3.00 Bathroom, 1,763 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

**** OPEN HOUSE: Sunday, November 16 at 2:00-4:00pm **** 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'll 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	Dog Park, Park, Parking, Picnic Area, Playground, Recreation Facilities,
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	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
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	65
Zoning	M-G
HOA Fees	248
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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