

# \$739,900 - 846 78 Street Sw, Calgary

MLS® #A2245881

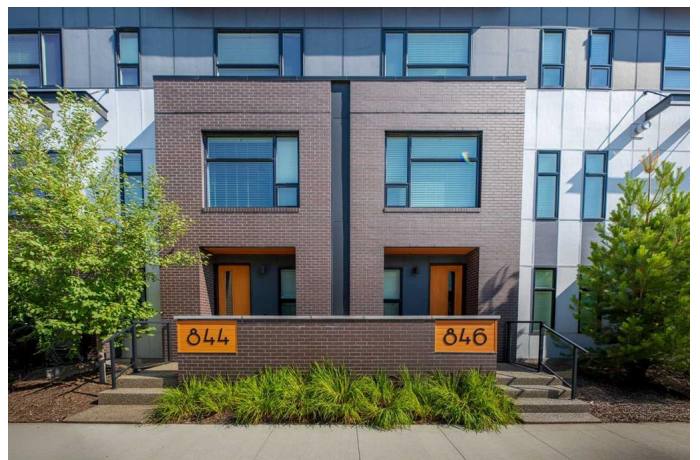
**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,600 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 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, youâ€™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          | \$739,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,600         |
| 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, Snow Removal, Trash, Visitor Parking, Dog Park, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 2                                                                                                             |

|              |                                                       |
|--------------|-------------------------------------------------------|
| Parking      | Double Garage Attached, Garage Door Opener, Insulated |
| # 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, See Remarks, Walk-In Closet(s), Bar |
| 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 | 3                    |
| Zoning         | M-G                  |
| HOA Fees       | 248                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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