

\$425,000 - 772 73 Street Sw, Calgary

MLS® #A2260970

\$425,000

2 Bedroom, 3.00 Bathroom, 1,253 sqft

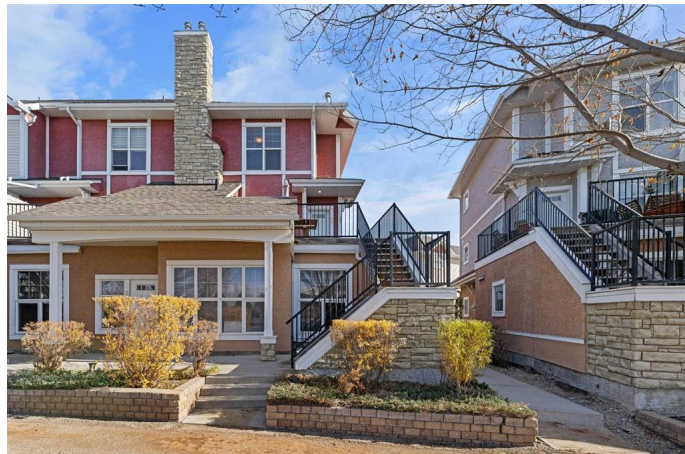
Residential on 0.00 Acres

West Springs, Calgary, Alberta

BACK ON THE MARKET..... Discover this beautifully styled, move-in-ready townhome situated in a fantastic location. Ideally close to parks, shopping, schools, and an abundance of dining options, this home offers everything you need for comfortable and convenient living. The main floor features a bright, open layout with 9-foot ceilings, durable laminate flooring, and plenty of cabinets in the kitchen. The large island, stainless-steel appliances, and ample counter space make it perfect for cooking and entertaining. A conveniently located laundry room and half bathroom complete the main level. Step outside onto the west-facing front deck, where you can enjoy sunny afternoons and cool evenings, or relax on the back deck, ideal for summer barbecues.

Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom, providing privacy and comfort. A balcony with double sliding doors offers additional outdoor space to unwind.

This townhouse is located within walking distance to schools, parks, tennis courts, and both West 85th and West Springs Village, offering a variety of restaurants, boutique shops, and professional services. The nearby West District Central Park, spanning 8.4 acres, features pathways, ice skating, farmers' markets, events, a skatepark, basketball courts, and concerts at the outdoor amphitheatre. Easy access to the newly completed Stoney Trail ensures quick travel



around Calgary. Don't miss the opportunity to view this outstanding, stylish home in an incredible community.

Built in 2007

Essential Information

MLS® #	A2260970
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,253
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	772 73 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Additional Parking
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	DC-(pre 1P2007)

Listing Details

Listing Office	Real Broker
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