

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

MLS® #A2260970

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,253 sqft

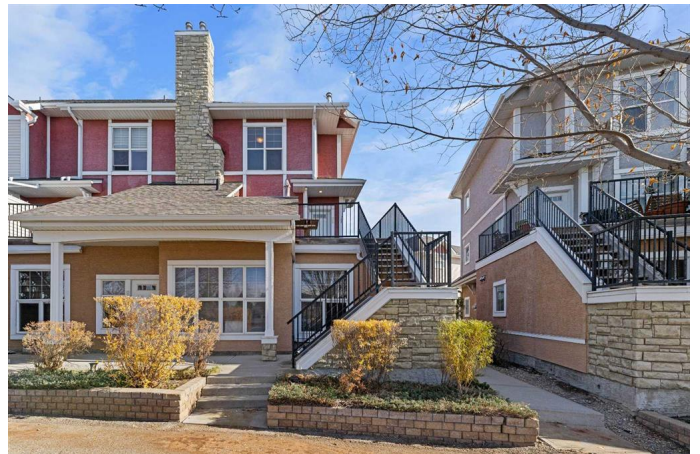
Residential on 0.00 Acres

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 | 20                 |
| Zoning         | DC-(pre 1P2007)    |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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