

**833 85 Street SW  
Calgary, Alberta**

**MLS # A2293978**



**\$629,888**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Located in the desirable community of West Springs, this well-maintained three-storey townhouse offers bright, functional living space throughout. The entry level features 9-ft ceilings, tile and laminate flooring, and a spacious den/office. The main floor showcases 9-ft ceilings and laminate flooring, with a generous kitchen featuring quartz countertops, stainless steel appliances including a gas stove, and a large island with a flush eating bar. The open layout flows into the dining area and spacious living room with a study nook/additional paly area, plus a 2-pc bathroom and access to the west-facing balcony. Upstairs offers two huge primary bedrooms, each with a walk-in closet and private ensuite. One ensuite includes double sinks, a soaker tub, and separate shower. Laundry is conveniently located on this level. The fully finished basement adds a third bedroom, a 3-pc bathroom, and a long storage room. Additional features include a double attached garage, front patio, A/C, and plenty of natural light. Walk to shopping, restaurants, schools, pathways. Pride of ownership throughout.