

# \$1,159,900 - 1122 73 Street Sw, Calgary

MLS® #A2242888

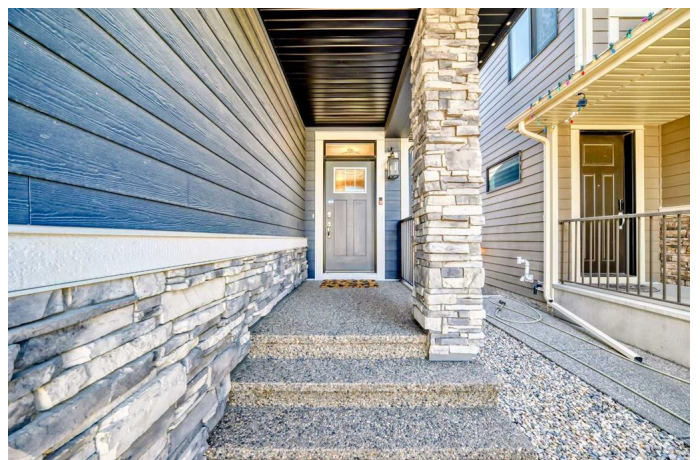
**\$1,159,900**

5 Bedroom, 5.00 Bathroom, 2,607 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Built in 2021 by Brookfield, 4 spacious above-grade bedrooms plus a generous bonus room, along with an additional bedroom in the fully developed basement. This home showcases exceptional quality and countless upgrades throughout. Boasting over 2,600 sqft of well-designed living space, the main floor centers around a stunning chef's kitchen featuring elegant cabinetry, quartz countertops, a stylish tiled backsplash, built-in wall oven and microwave, gas cooktop with exposed range hood, and a large island with undermount sink and dishwasher. The adjacent living room with a cozy tile-surround gas fireplace provides a perfect gathering spot, while the dining area, complete with a built-in bar, is ideal for dinner time. A convenient den with built-in shelving, a spacious mudroom, and a half bath complete the main level. Additional highlights include built-in speakers and motorized blinds on the main floor. Upstairs, two bedrooms share a beautifully appointed 5-piece bathroom with dual vanities. A third bedroom enjoys its own private 4-piece ensuite. The luxurious primary suite features a spa-like 5-piece ensuite, large walk-in closet, and motorized blinds. The upper-level laundry room offers maximum convenience near all bedrooms. The professionally developed lower level by the builder includes a large recreation room, a fifth bedroom, a 4-piece bathroom, and an expansive utility/storage room. Extra features include built-in Gemstone lights—no more



climbing ladders for outdoor decor”plus a radon mitigation system installed in 2022 for added peace of mind. Stay cool with the Lennox 14 SEER 3.5 Ton Central Air Conditioner installed in 2024, complete with a 10-year parts and labor warranty.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242888    |
| Price          | \$1,159,900 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,607       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1122 73 Street Sw |
| Subdivision | West Springs      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 3A9           |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)                                                                                       |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Humidity Control, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Lighting   |
| Lot Description   | Level                               |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-G             |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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