



THE
A-TEAM

**RE/MAX
FIRST**

835 78 Street #102, Calgary T3H 6H6

MLS® #: **A2109755**

Area: **West Springs**

Listing Date: **03/22/24**

List Price: **\$2,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,068**
Low Sqft:
Ttl Sqft: **2,068**

Access:
Lot Feat:
Park Feat:

Parkade

DOM

58

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Other**

Construction:
See Remarks
Flooring:
Hardwood,See Remarks,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Wine Refrigerator**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`4" x 12`5"	Kitchen	Main	14`7" x 14`5"
Dining Room	Main	12`0" x 11`0"	Den	Main	10`4" x 6`6"
Bedroom - Primary	Main	14`10" x 14`3"	5pc Ensuite bath	Main	16`6" x 7`8"
Bedroom	Main	15`1" x 12`2"	Bedroom	Main	12`2" x 11`2"
5pc Bathroom	Main		2pc Ensuite bath	Main	
Laundry	Main				

Legal/Tax/Financial

Condo Fee:
\$975

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2311779**

Remarks

Pub Rmks:

Welcome to an unparalleled living experience in the heart of Calgary's vibrant West District. Presenting a meticulously designed 2068 sq ft luxury corner unit condo, where every detail embodies the essence of premium living. This 3 bedroom, 2.5 bathroom residence is part of Parkside Estates, an exclusive collection of custom homes, offering single-level living that caters to the most discerning buyers. Built by TRUMAN, Parkside Estates is a 3-storey concrete building that offers residents luxury living with a selection of premium on-site amenities. This 3-bedroom corner unit features custom A.B. Cushing Mills cabinetry, chevron flooring from Divine Flooring and a custom lighting package from Cartwright Lighting. The unit boasts an oversized balcony and floor-to-ceiling windows, ensuring an abundance of natural light and breathtaking views. The living room features a built-in fireplace, setting the stage for cozy evenings and sophisticated entertaining. The chef's kitchen is fully equipped with full-height custom cabinetry, a gas cooktop, and a quartz island range hood. The panelled fridge, under cabinet lighting, and quartz countertops with an oversized double waterfall island elevate the culinary experience. A built-in coffee maker and wine fridge add a touch of luxury and convenience. The spacious primary bedroom and ensuite bathroom are a sanctuary of relaxation, featuring a 12-foot shower, free-standing soaker tub, dual vanity sink and heated floors, promising a spa-like experience every day. Truman has masterfully created common spaces that foster a sense of community and engagement among residents. The rooftop event patio, Owner's Lounge with Entertainment Kitchen, and on-site gym offer luxurious amenities for entertainment, fitness, and relaxation, with stunning views of West District's Central Park. Situated in Calgary's newest S.W. community, this condo offers a boutique living experience amidst the convenience and excitement of West District. With its unparalleled design, exclusive amenities, and the opportunity for custom personalization, this residence is not just a home; it's a lifestyle choice for those who expect nothing but the best.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









