

## 835 78 Street #102, Calgary T3H 6H6

MLS®#:	A2109755	Area:	West Springs	Listing	03/22/24	List P	rice: <b>\$2,049,900</b>			
Status:	Active	County:	Calgary	Date: Change: <b>None</b>		Assoc	iation: Fort McMurra	у		
				<u>General Info</u> Prop Type: Sub Type: City/Town: Year Built:	ormation	Residential Apartment Calgary 2024	<u>Finished Floor A</u> Aby Saft:	<u>rea</u> 2.068	DOM 58 Layout Beds: Baths:	3 (3 ) 2.5 (2 1)

THE REPORT OF TH	City/Town:
	Year Built:
	Lot Information
No. of the second se	Lot Sz Ar:
	Lot Shape:
	Access:
	Lot Feat:
	Park Feat:

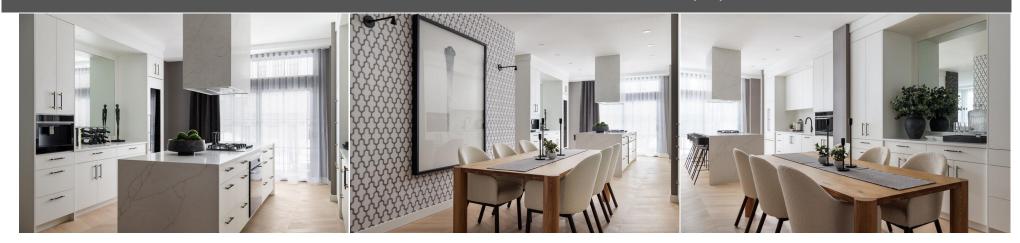
mation				DOM	
	Residential			58	
	Apartment			<u>Layout</u>	
	Calgary	Finished Floor Ar	ea	Beds:	3 (3 )
	2024	Abv Sqft:	2,068	Baths:	2.5 (2 1)
<u>ion</u>		Low Sqft:		Style:	Low-Rise(1-4)
		Ttl Sqft:	2,068		
				Parking	
				Ttl Park:	2
				Garage Sz:	
	Parkade				

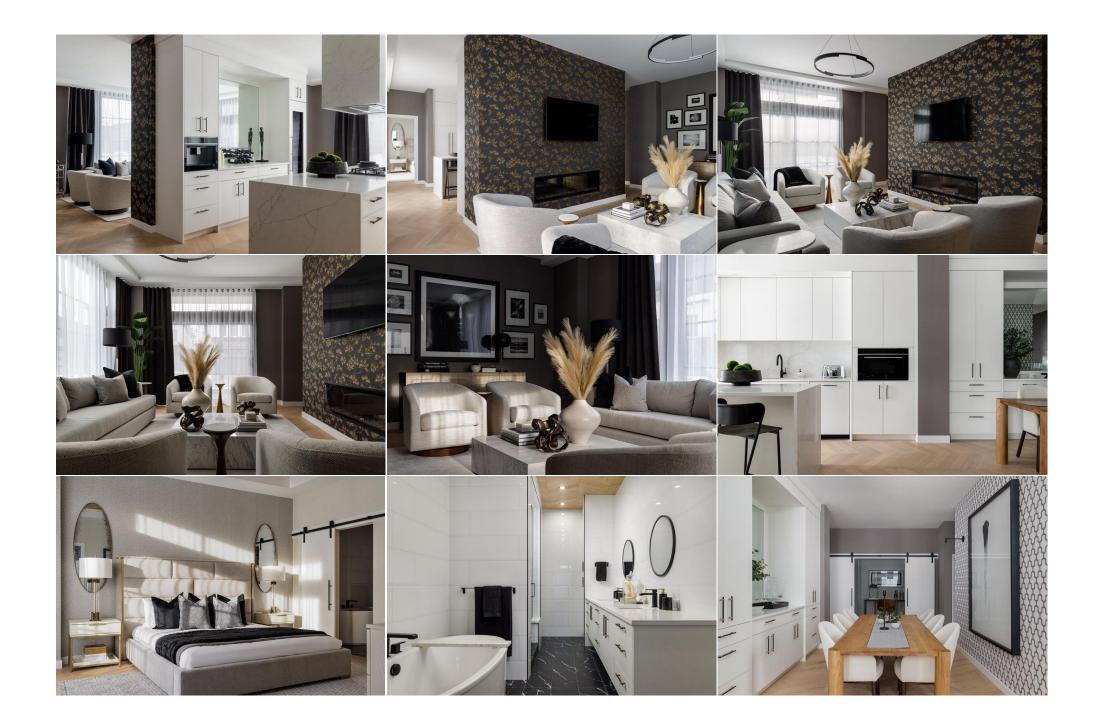
Utilities and Features

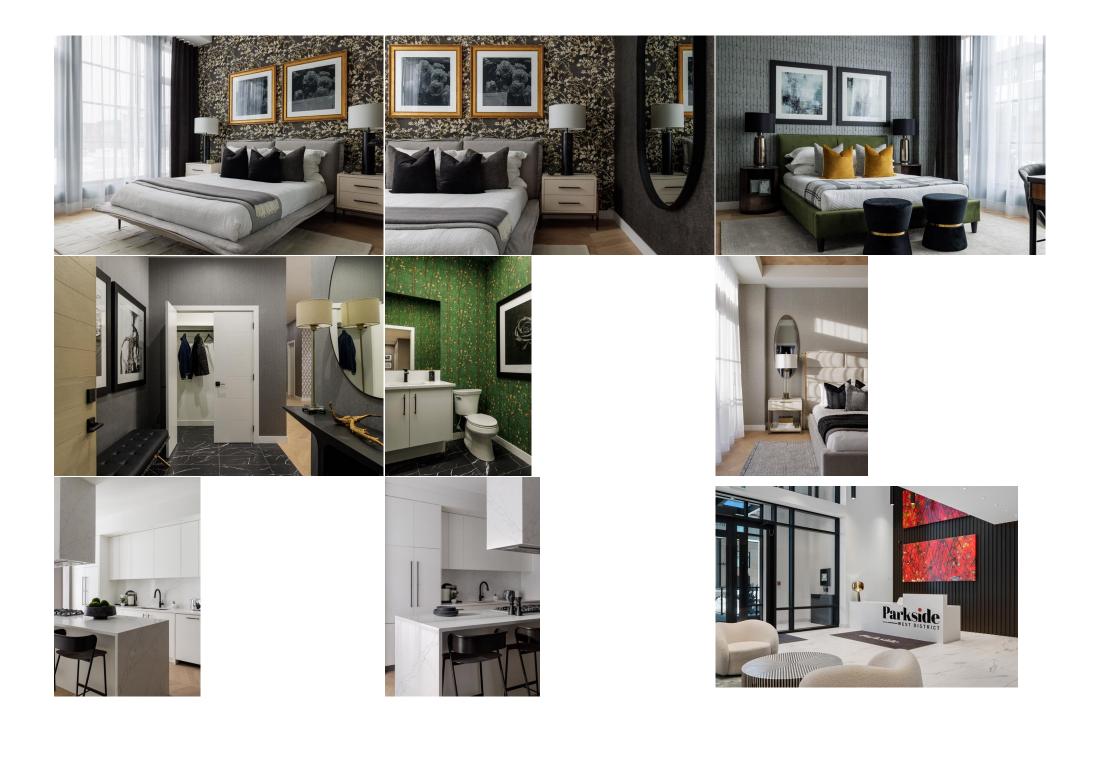
Roof: Heating: Sewer:	Rubber Fan Coil	Construction: <b>See Remarks</b> Flooring:							
Ext Feat: Other			Hardwood,See Remarks,Tile						
				Water Source: Fnd/Bsmt:					
		Poured Concrete							
Kitchen Appl: Int Feat: Utilities:		Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Wine Refrigerator 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: <b>\$975</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-G</b>			
Legal Desc:	2311779 F	Remarks			
Pub Rmks: Inclusions: Property Listed By:	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				

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













## Parkside

SAMPLE PLAN (CI) #2,061 ft<sup>2</sup>

