



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**835 78 Street #104, Calgary T3H 6H6**

MLS® #: **A2109756**

Area: **West Springs**

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

List Price: **\$1,099,900**

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: **1,268**  
Low Sqft:  
Ttl Sqft: **1,268**

Access:  
Lot Feat:  
Park Feat:

**Parkade**

DOM

**59**

Layout

Beds: **2 (2 )**  
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,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
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 9`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`10"</b>
<b>Laundry</b>	<b>Main</b>	
<b>Balcony</b>	<b>Main</b>	<b>33`5" x 12`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$605**

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 1268 sq ft luxury condo, where every detail embodies the essence of premium living. This 2 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 2-bedroom 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 chevron 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 and exclusive amenities, this residence is not just a home; it's a lifestyle choice for those who will settle for nothing but the best.**

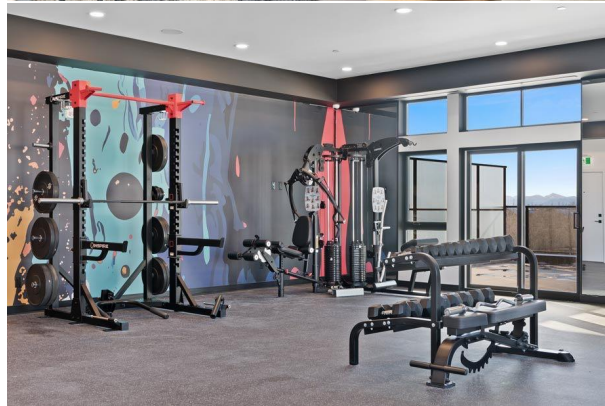
Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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











**SAMPLE PLAN (M2)**  
**±1,280 FT<sup>2</sup>**



THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING AND UNIT FLOOR PLANS AND TO MAKE ANY OTHER CHANGES TO THE BUILDING AND UNIT FLOOR PLANS IN ORDER TO MAINTAIN THE INTEGRITY OF THE BUILDING AND TO COMPLY WITH ALL APPLICABLE REGULATIONS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN GENERAL REFERENCE. THE DEVELOPER AND BUILDER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS FLOOR PLAN. THE FLOOR PLAN IS NOT A CONTRACT AND DOES NOT REPRESENT A GUARANTEE OF ANYTHING. THE DEVELOPER AND BUILDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS FLOOR PLAN. THE FLOOR PLAN IS NOT A CONTRACT AND DOES NOT REPRESENT A GUARANTEE OF ANYTHING. THE DEVELOPER AND BUILDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS FLOOR PLAN.