

835 78 Street #205, Calgary T3H 6H6

MLS®#: **A2144691** Area: **West Springs** Listing Date: **06/27/24** List Price: **\$1,239,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 07-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Additional Parking,Public Electric Vehicle Charging Station(s),Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

81
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction:
See Remarks
 Flooring:
Tile,Vinyl
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------------------------|-------------|-----------------------|---------------------------------|-------------|-----------------------|
| Bedroom - Primary | Main | 11`10" x 13`6" | Living Room | Main | 9`0" x 6`5" |
| 5pc Ensuite bath | Main | 16`7" x 8`6" | Flex Space | Main | 11`9" x 10`6" |
| Living/Dining Room Combination | Main | 14`4" x 19`9" | Kitchen With Eating Area | Main | 12`5" x 11`10" |
| Bedroom | Main | 10`11" x 10`7" | 4pc Ensuite bath | Main | 9`5" x 4`11" |
| 2pc Bathroom | Main | 5`4" x 5`1" | Laundry | Main | 5`8" x 7`0" |

Legal/Tax/Financial

Condo Fee:
\$675

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2311779**

Remarks

Pub Rmks: **Discover luxury living in Calgary's West District with this pristine top-floor condo with park views offers 2 bedrooms plus a large flex space/office, and 2.5 bathrooms, complete with all modern upgrades. This new construction home comes with a warranty, ensuring peace of mind. Enjoy contemporary finishes, state-of-the-art appliances, and sleek countertops throughout. You will love spending summer on the large balcony that spans the width of the condo. This unit comes with 2 titled parking stalls and 1 titled storage unit. All of this is located in a vibrant neighbourhood with easy access to shopping, dining, parks, and excellent schools, this condo combines urban convenience with residential tranquillity. Additional amenities include secure parking, fitness facilities, and communal spaces, making it ideal for both relaxation and socializing. Don't miss the opportunity to experience sophisticated urban living at its finest—schedule your viewing today and envision yourself in this exquisite Calgary condo.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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