

835 78 Street #102, Calgary T3H 6H6

A2154022 **West Springs** Listing 08/01/24 List Price: **\$2,049,900** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Sub Type: **Apartment**

> 2024 Abv Saft:

Low Sqft: Ttl Sqft:

Park Feat:

General Information

Residential

Year Built:

Lot Shape:

Prop Type: City/Town: Calgary

Lot Information Lot Sz Ar:

Access: Lot Feat:

Parkade

Utilities and Features

Roof: Rubber Construction: Heating: Fan Coil See Remarks

Sewer:

Ext Feat: Other Flooring: Hardwood, See Remarks, Tile

Finished Floor Area

2,068

2.068

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

2.5 (2 1)

Low-Rise(1-4)

48

Water Source: Fnd/Bsmt:

Poured Concrete Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Wine Refrigerator

Kitchen Appl: Int Feat: See Remarks

Main

Utilities:

Laundry

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$975 Fee Simple M-G

Monthly

Legal Desc: **2311779**

Remarks

Pub Rmks:

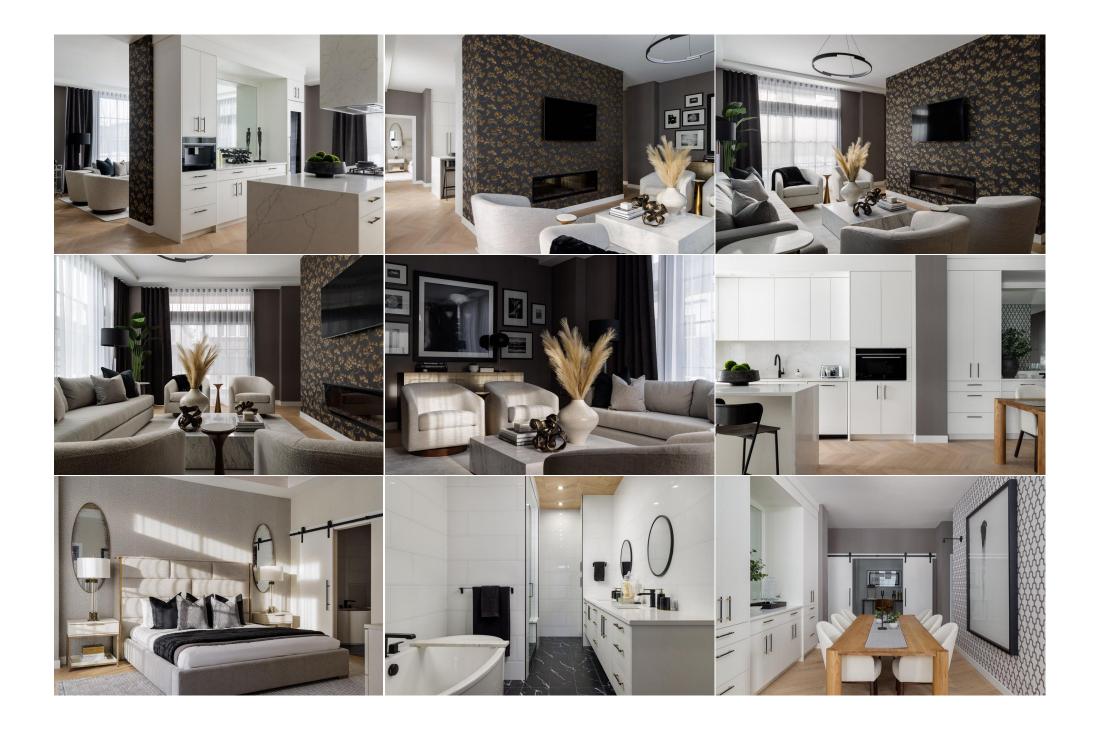
Welcome to an unparalleled living experience in the heart of Calgary's vibrant West District. Presenting a meticulously designed 2068 sq ft luxury corner unit condo, where every detail embodies the essence of premium living. This 3 bedroom, 2.5 bathroom residence is part of Parkside Estates, an exclusive 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

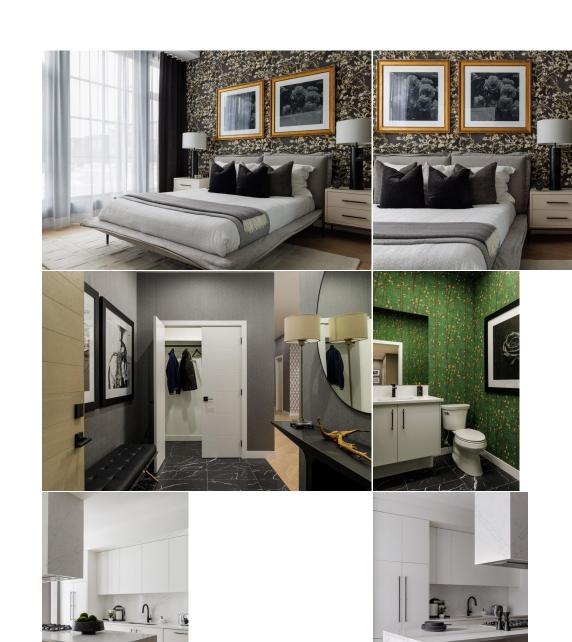
Inclusions: n/a

Property Listed By: RE/MAX Real Estate (Central)

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







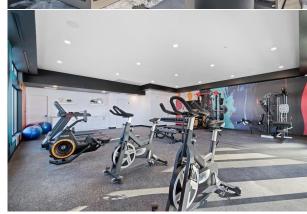












Parkside

SAMPLE PLAN (CI) *2,061 ft²



ТНЕ СОРЕССИРЕЕ МОЕЗЬЕЕ ТНЕ ВЕСИТ ТО ИМИЕ РИСОРИССИРОВЕ МОЕ СИМОСЕТ ТО ТНЕ ВЕСЕГОИ, АНТ ОЧЕТ РЕВОДЕНИИ, АНТ ОЧЕТ РЕВОДЕНИИ В СОВЕСИИ МИНЕ ОБЕСЕГОИ ТНЕ ВЕСЕГОИ ТОРИЗОВЛЕНИЯ В ПОСТОЛЕНИИ В