



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2154022**

Area: **West Springs**

Listing Date: **08/01/24**

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:

Access:

Lot Feat:  
Park Feat: **Parkade**

Finished Floor Area

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

DOM

**48**

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

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: 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**









