



THE
A-TEAM

**RE/MAX
FIRST**

495 78 Avenue #107, Calgary T2V 5K5

MLS® #: **A2163228**

Area: **Kingsland**

Listing Date: **09/05/24**

List Price: **\$354,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

13

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`4" x 4`11"
Bedroom	Main	13`8" x 10`10"
Dining Room	Main	9`0" x 13`11"
Kitchen	Main	101`1" x 8`8"
Living Room	Main	13`6" x 13`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
6pc Ensuite bath	Main	8`3" x 10`10"
Den	Main	12`9" x 10`3"
Foyer	Main	91`1" x 5`4"
Laundry	Main	74`4" x 4`11"
Bedroom - Primary	Main	11`8" x 20`11"

Legal/Tax/Financial

Condo Fee:
\$780

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d176

Legal Desc: **0010242**

Remarks

Pub Rmks: **Welcome to the prestigious 'Stratford on the Park' in Kingsland, an exclusive 18+ adult living community that combines elegance with comfort. This spacious ground-floor, end unit suite boasts nearly 1,300 square feet of thoughtfully designed living space, featuring high ceilings and a bright, open-concept kitchen that's perfect for entertaining. The kitchen showcases light wood cabinetry, under-cabinet lighting, a breakfast bar, and a pantry for added convenience. The unit offers a large primary bedroom and a versatile den/office space, ideal for professionals or those needing extra room. With two full bathrooms—one as an ensuite in the primary bedroom and another near the laundry room—this suite is both functional and stylish. The living area includes a separate dining space and a cozy living room with updated dark flooring and a charming corner gas fireplace. Step outside onto the covered patio with a gas BBQ hookup, ideal for outdoor dining and relaxation. The primary bedroom also features access to a second private patio, along with a spacious walk-in closet and a 4-piece ensuite complete with a tub-shower combo and ample vanity storage. Additional highlights include a secured underground titled parking stall, a storage locker, and access to car wash facilities. A prime location close to the LRT, shopping, downtown, Kingsland Community Centre, and an off-leash dog park, this home offers a fantastic lifestyle opportunity. Quick possession is available—schedule your viewing today!**

Inclusions: **NIL**

Property Listed By: **Royal LePage Mission Real Estate**

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