



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**830 78 Street #204, Calgary T3H 6B2**

MLS® #: **A2166252**

Area: **West Springs**

Listing Date: **09/20/24**

List Price: **\$695,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2019**

Finished Floor Area

Abv Sqft: **1,505**

Low Sqft:

Ttl Sqft: **1,505**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**28**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped**

**Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Flat Torch Membrane,Membrane**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Brick,Composite Siding**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>6`1" x 6`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 14`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 14`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 4`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`5" x 11`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`0" x 4`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`3"</b>

**Bedroom  
Flex Space**

**Upper  
Lower**

**9`3" x 9`3"  
10`8" x 12`8"**

**Furnace/Utility Room**

**Lower**

**8`7" x 4`10"**

Legal/Tax/Financial

Condo Fee:  
**\$348**

Title:  
**Fee Simple**  
Fee Freq:  
**Annually**

Zoning:  
**M-G**

Legal Desc: **2010269**

Remarks

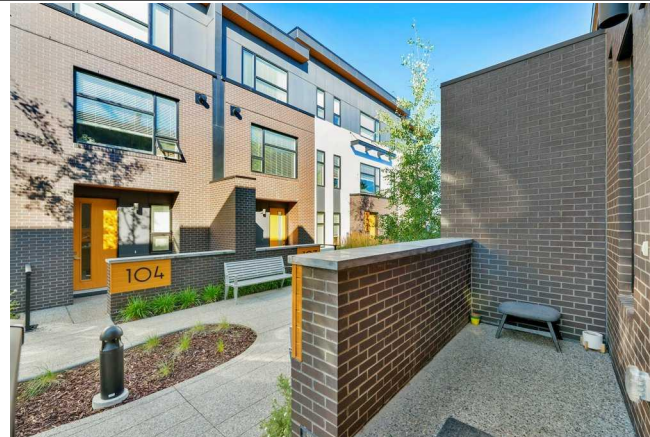
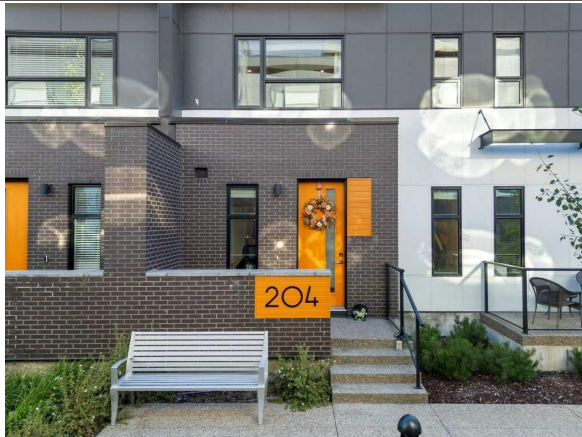
Pub Rmks:

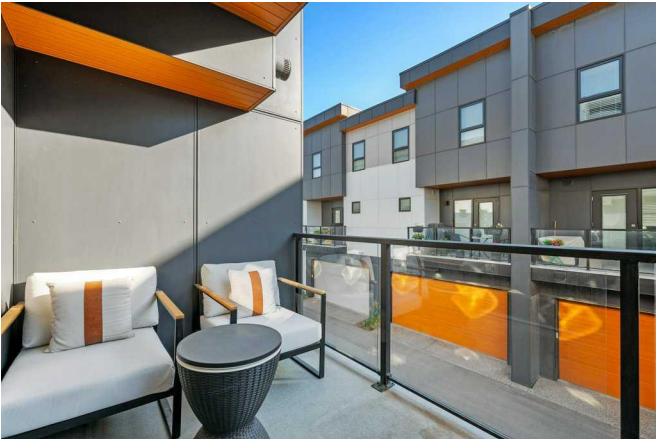
**Welcome to this impeccable 2 story home centrally located in West Springs with quick access into downtown as well as schools, parks and all the local and big box shopping right on 85th Street. Enter into Central Air, 9' ceilings on the main and upper floors a front den with enclosed barn doors and an open design. The central kitchen boasts seamless cabinetry, a quartz central island off set by the coffee bar with floating shelves and beverage center. A cabinet faced fridge and hood fan, gas stove, soft close mechanics offer a sleek and modern design. The back of the plan hosts a 2-piece bath, with access to your private balcony, a BBQ gas line and vinyl decking. Added upgrades in the lifestyle room with custom built in storage surround the focal gas fireplace and completing this space smartly used accent shelving. Laminate floors, pot and pendant lighting throughout pull the entire plan together. The upper level begins with carpet stairs and laminate flooring in the hall and bedrooms. 2 generous size guest/kids rooms to the rear of the plan, upper laundry closet, a tiled 4 piece guest bath with quartz storage vanity, tub surround and added tiled accents as well as a front primary bedroom overlooking the common area courtyard comes with a walk in closet with built in storage and 4 piece en-suite bath hosting his and her sinks a quartz storage vanity and full size shower. The developed lower level offers more usable space with a flex room, perfect for the home gym, reading or hobby room, utility room storage and access into your insulated and heated double attached garage. The plan, location, style and design to suit any inner city home buyers needs!**

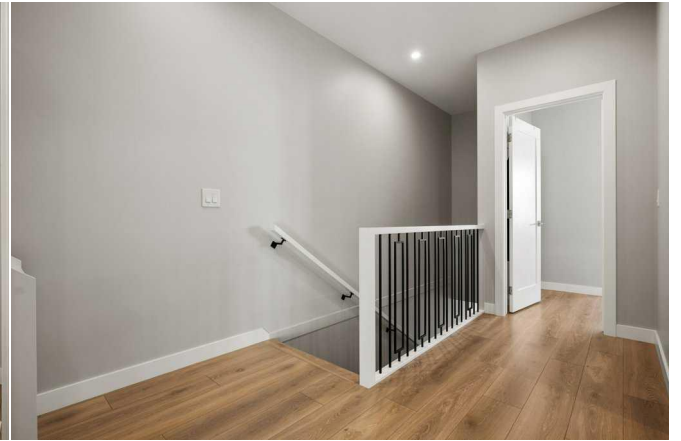
Inclusions:  
Property Listed By:

**Reverse osmosis tap, TV mount, 2 tire racks.  
RE/MAX First**

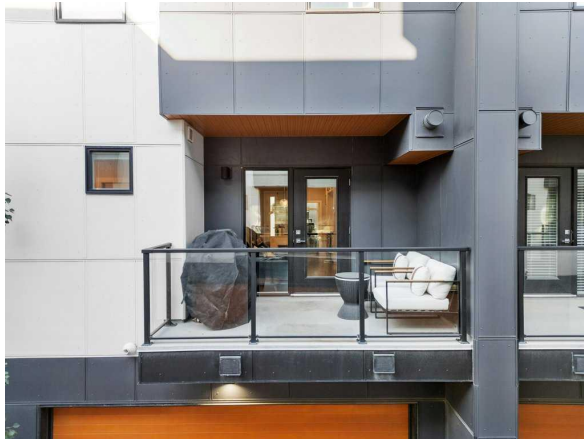
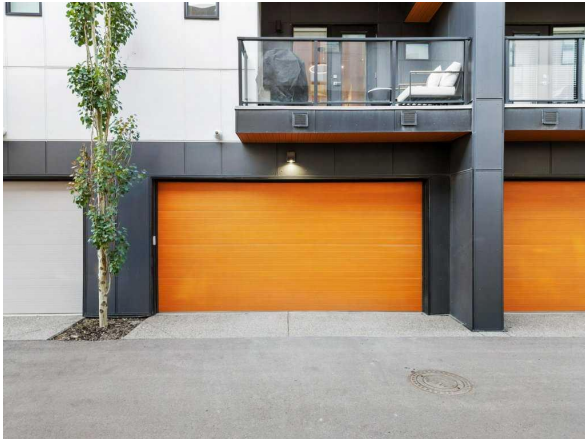
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

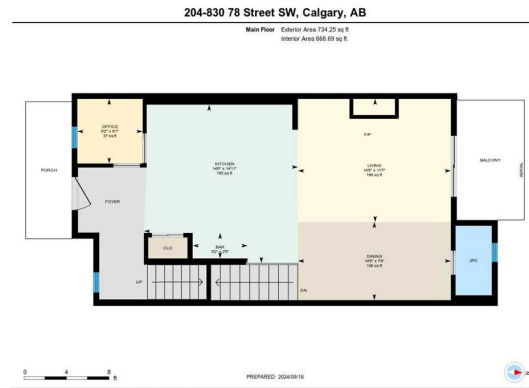




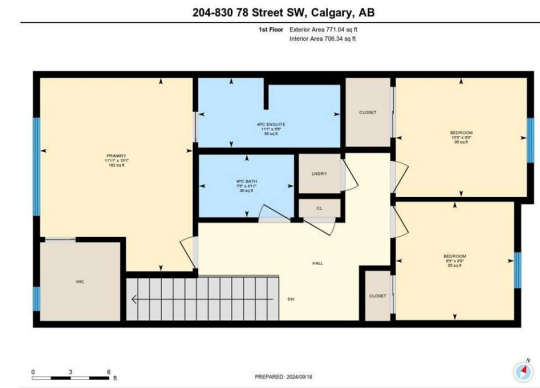








White regions are excluded from total floor area in QGISSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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204-830 78 Street SW, Calgary, AB

Basement (Below Grade) Exterior Area 335.67 sq ft  
Interior Area 287.59 sq ft  
Excluded Area 431.38 sq ft



PREPARED: 2024/05/18



While regions are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.