

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

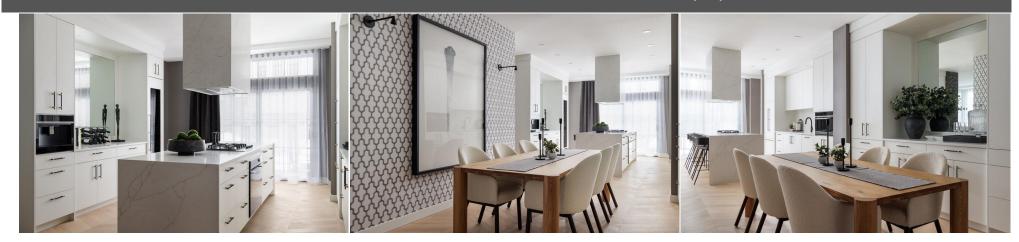
MLS®#:	A2170011	Area:	West Springs	Listing Date:	10/01/24		List Price:	\$2,049,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Apartment Calgary 2024 Parkade		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,068 2,068	DOM 51 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 2.5 (2 1) Low-Rise(1-4) 2

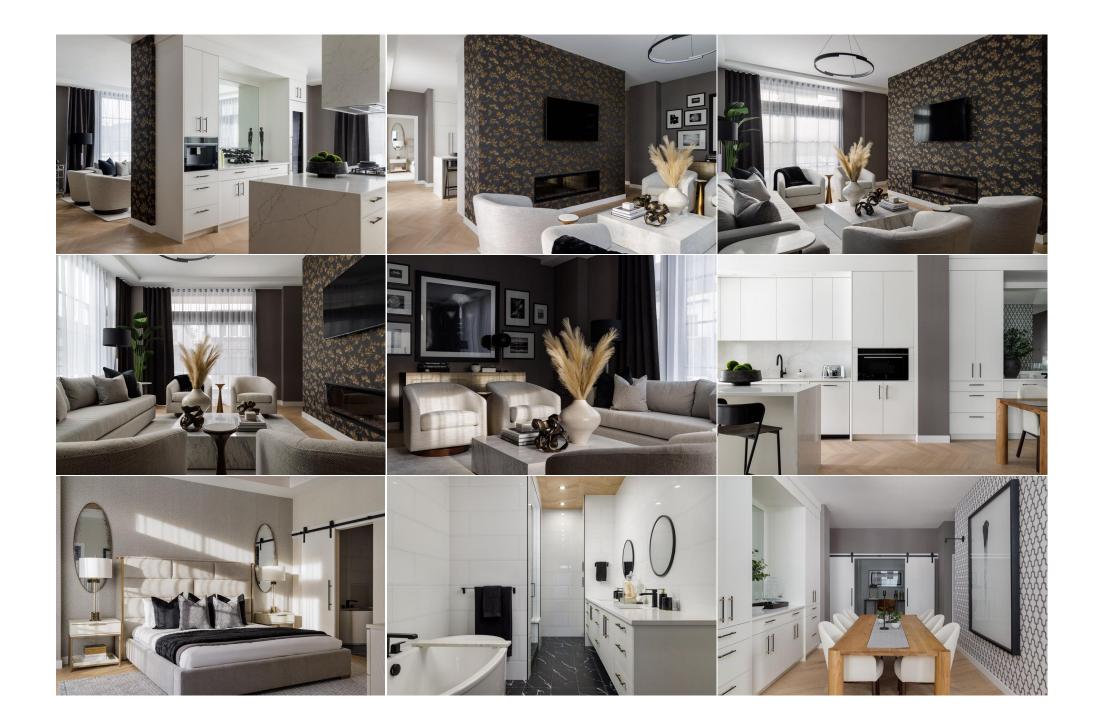
Utilities and Features

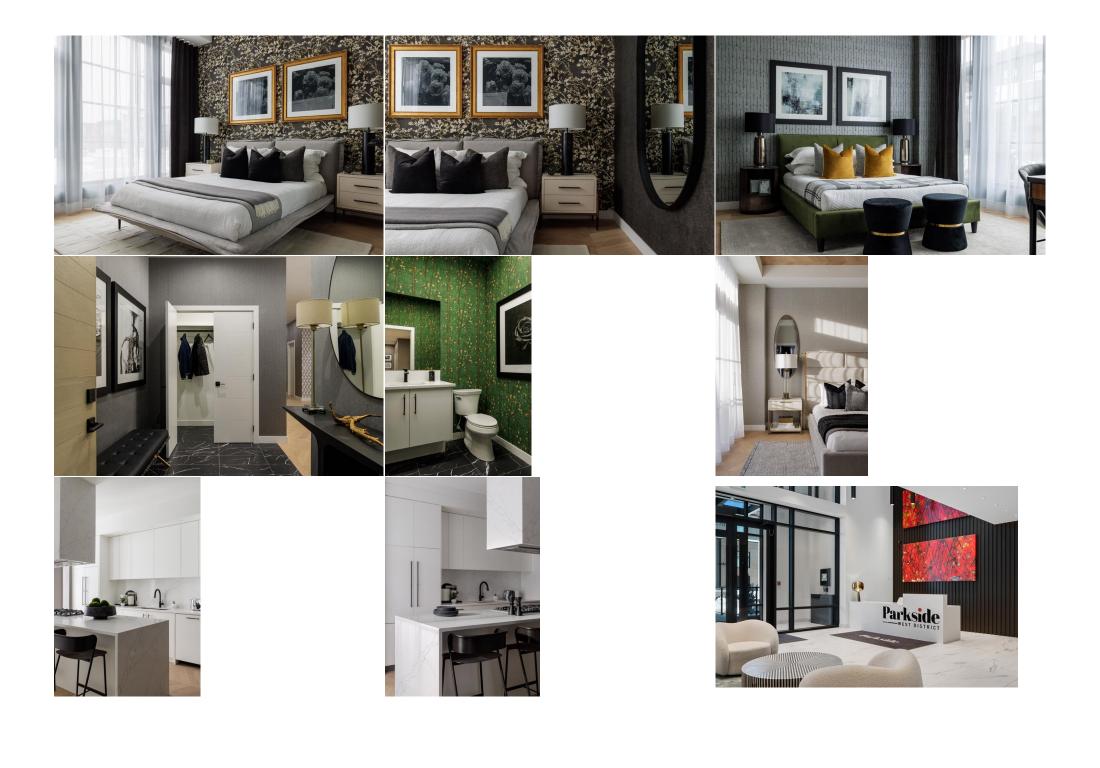
Roof: Heating: Sewer:	Rubber Fan Coil		Construction: <b>See Remarks</b> Flooring:							
Ext Feat:	Other	Hardwood,See Remarks,Tile								
				Water Source: Fnd/Bsmt: <b>Poured Concrete</b>						
Kitchen Appl: Int Feat: Utilities:		Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Wine Refrigerator See Remarks								
otinities.				Room Information						
Room Living Room Dining Room Bedroom - Pri Bedroom 5pc Bathroom Laundry	imary	<u>Level</u> Main Main Main Main Main Main	Dimensions 20`4" x 12`5" 12`0" x 11`0" 14`10" x 14`3" 15`1" x 12`2"	Room Kitchen Den 5pc Ensuite bath Bedroom 2pc Ensuite bath	<u>Level</u> Main Main Main Main Main	Dimensions 14`7" x 14`5" 10`4" x 6`6" 16`6" x 7`8" 12`2" x 11`2"				
				Legal/Tax/Financial						

Condo Fee: <b>\$975</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-G</b>				
Legal Desc:	2311779	Remarks				
Pub Rmks: Inclusions: Property Listed By:	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 amids the convenience and excitement of West District. With its unparalleled design, exclusive amenities, and the o					

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













## Parkside

SAMPLE PLAN (CI) #2,061 ft<sup>2</sup>

