



THE
A-TEAM

**RE/MAX
FIRST**

835 78 Street #109, Calgary T3H 6H6

MLS® #: **A2173874**

Area: **West Springs**

Listing Date: **10/23/24**

List Price: **\$1,299,900**

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:

Finished Floor Area

Abv Sqft: **1,441**
Low Sqft:
Ttl Sqft: **1,441**

DOM

29

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Stall,Underground

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:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 12`4"	Kitchen	Main	18`3" x 11`9"
Dining Room	Main	12`4" x 7`0"	Bedroom - Primary	Main	11`9" x 13`6"
5pc Ensuite bath	Main	16`6" x 7`8"	Bedroom	Main	13`0" x 10`6"
Bedroom	Main	10`11" x 10`7"	4pc Bathroom	Main	
2pc Ensuite bath	Main		Laundry	Main	
Balcony	Main	25`9" x 11`11"			

Legal/Tax/Financial

Condo Fee: \$682	Title: Fee Simple	Zoning: M-G
	Fee Freq: Monthly	
Legal Desc:	2311779	

Remarks

Pub Rmks: **Discover Exquisite Luxury Living in Calgary's Vibrant West District! This meticulously crafted luxury condo redefines upscale living, featuring 3 spacious bedrooms and 2.5 elegant bathrooms. Located within Parkside Estate, this stunning three-storey concrete building offers a sophisticated lifestyle enriched by premium on-site amenities. As you enter, you'll be captivated by the blend of style and functionality. Exquisite custom cabinetry, beautiful chevron flooring, and a thoughtfully curated lighting package create an inviting ambiance. Expansive floor-to-ceiling windows and an oversized patio fill the home with natural light and showcase breathtaking views, while the living room, complete with a built-in fireplace, sets the perfect scene for cozy evenings and elegant entertaining. The chef's kitchen is a true highlight, designed for culinary enthusiasts. It features full-height custom cabinetry, a gas cooktop, and a striking quartz island crowned with an elegant range hood. Additional touches, such as a paneled fridge, under-cabinet lighting, and luxurious quartz countertops—including an oversized double waterfall island—elevate both style and convenience. Retreat to the primary bedroom, a serene sanctuary that offers an ensuite bathroom rivalling a high-end spa. Indulge in the luxurious tiled shower, unwind in the freestanding soaker tub, and enjoy the functionality of dual vanity sinks—making every day feel like a getaway. Community engagement is at the heart of TRUMAN's design, with thoughtfully crafted common areas that enhance your lifestyle. Enjoy the rooftop event patio, the Owner's Lounge featuring an entertainment kitchen, and a fully equipped on-site gym—all perfect for relaxation, fitness, and social gatherings, all with stunning views of West District's Central Park. Located in Calgary's newest S.W. community, this condo provides a boutique living experience that seamlessly blends luxury with the excitement and convenience of West District. With exceptional design and exclusive amenities, you'll find that life in Parkside truly offers the best of everything.**

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





