



THE
A-TEAM

**RE/MAX
FIRST**

835 78 Street #111, Calgary T3H 6H6

MLS®#: **A2173890**

Area: **West Springs**

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

List Price: **\$1,249,900**

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: **1,434**

Low Sqft:

Ttl Sqft: **1,434**

DOM

59

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: **See Remarks**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-------------|-----------------------|
| Living Room | Main | 12`5" x 12`5" |
| Dining Room | Main | 12`5" x 7`0" |
| 5pc Ensuite bath | Main | 16`6" x 7`8" |
| Bedroom | Main | 13`0" x 10`6" |
| 2pc Bathroom | Main | |
| Balcony | Main | 25`6" x 11`10" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| Kitchen | Main | 18`3" x 11`10" |
| Bedroom - Primary | Main | 11`10" x 13`6" |
| Bedroom | Main | 10`11" x 10`7" |
| 4pc Bathroom | Main | |
| Laundry | Main | |

Legal/Tax/Financial

Condo Fee:
\$682

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2311779**

Remarks

Pub Rmks: **Extraordinary Living Experience in Calgary's Vibrant West District! Presenting a meticulously crafted 1,434 sq ft luxury condo that epitomizes upscale living. Featuring 3 spacious Bedrooms and 2.5 elegant Bathrooms, this residence is part of Parkside Estates—an exclusive collection of custom homes designed for the most discerning buyers. Built by TRUMAN, this three-storey concrete building offers a sophisticated lifestyle, complete with a range of premium on-site amenities. Step inside to discover exquisite custom Cabinetry by A.B. Cushing Mills, Chevron Flooring from Divine Flooring, and a curated Lighting Package by Cartwright Lighting. The unit's oversized Patio and expansive floor-to-ceiling Windows flood the space with natural light and showcase stunning views. The Living Room, adorned with a built-in Fireplace, creates a warm and inviting atmosphere for cozy evenings and sophisticated entertaining. The Chef's Kitchen is a culinary masterpiece, featuring Full-Height Custom Cabinetry, a Gas Cooktop, and a striking Quartz Island with an elegant Range Hood. Enhance your cooking experience with a panelled Fridge, Under-Cabinet Lighting, and luxurious Quartz Countertops, including a spacious double Waterfall Island. The spacious Owner's Retreat serves as a personal sanctuary, complete with an Ensuite Bathroom that rivals a high-end spa. It features a Tiled Shower, a Freestanding Soaker Tub, Dual Vanity Sinks, ensuring a luxurious retreat every day. TRUMAN has thoughtfully designed common areas to foster community and engagement among residents. Enjoy the Rooftop event Patio, the Owner's Lounge with an entertainment Kitchen, and an on-site Gym—all perfect for relaxation, fitness, and socializing, with breathtaking views of West District's Central Park. Nestled in Calgary's newest S.W. community, this condo offers a boutique living experience that seamlessly blends luxury with the excitement and convenience of West District. With its exceptional design, exclusive amenities, and opportunities for custom personalization, this residence is not just a home; it represents a lifestyle choice for those who demand 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





