

835 78 Street #102, Calgary T3H 6H6

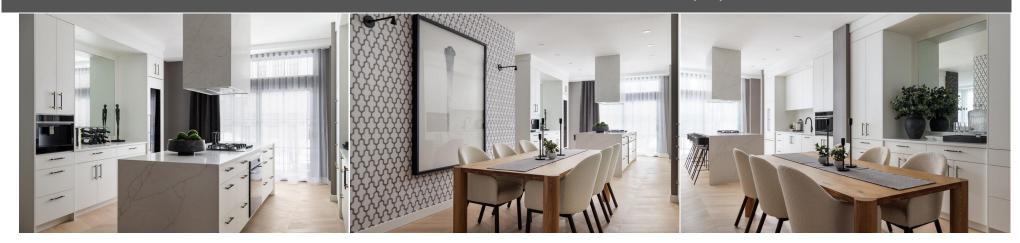
| MLS®#: | A2182308 | Area: | West Springs | Listing | 12/06/24 | I | List Price: | \$2,049,900 | | | |
|---------|----------|---------|--------------|--|---|---------|---|----------------|--|---|---|
| Status: | Active | County: | Calgary | Date: Change: | None | | Associatior | Fort McMurray | | | |
| | | | | General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: | Residential Apartment Calgary 2024 | | <u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: | 2,068 2,068 | DOM 15 Layout Beds: Baths: Style: | 3 (3) 2.5 (2 1) Low-Rise(1-4) | |
| Ă | | | | Access: Lot Feat: Park Feat: | | Parkade | | | | <u>Parking</u> Ttl Park: Garage Sz: | 2 |

Utilities and Features

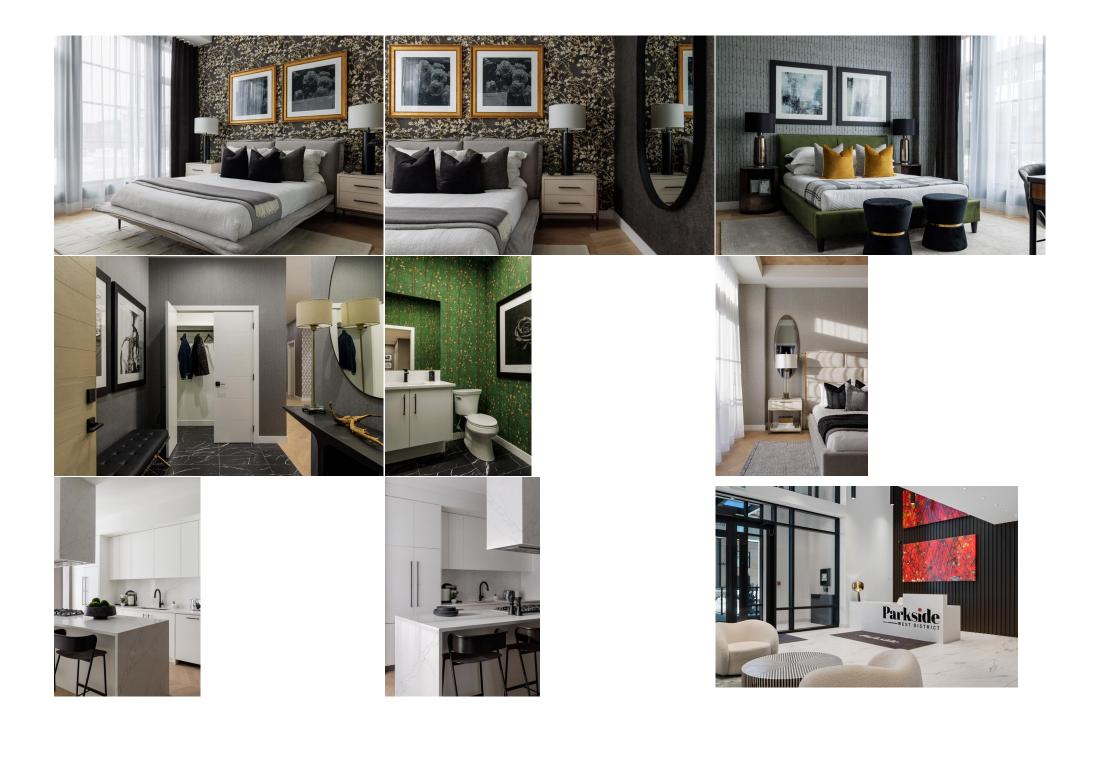
| Roof: Heating: Sewer: | Rubber Fan Coil | Construction: See Remarks Flooring: | | | | | | | |
|---|--------------------|--|---|---|--|--|--|--|--|
| Ext Feat: | Other | | | Hardwood,See Remarks,Tile Water Source: | | | | | |
| | | | | Fnd/Bsmt: Poured Concrete | | | | | |
| Kitchen Appl: Int Feat: Utilities: | | Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Wine Refrigerator See Remarks | | | | | | | |
| | | 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: \$975 | Title: Fee Simple Fee Freq: Monthly | Zoning: M-G | | | | |
|---|--|-----------------------|--|--|--|--|
| Legal Desc: | 2311779 F | emarks | | | | |
| 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 ft²

