



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**495 78 Avenue #208, Calgary T2V 5K5**

MLS® #: **A2184014**

Area: **Kingsland**

Listing Date: **12/19/24**

List Price: **\$280,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **855**  
Low Sqft:  
Ttl Sqft: **855**

DOM

**33**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, High Ceilings**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 11`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 13`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`9" x 5`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>13`0" x 6`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 7`8"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>11`6" x 9`7"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$520

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0010242

Remarks

Pub Rmks: **Welcome to The Stratford On The Park. Amazing location, comfort, and style, this 18+ building with 1 bedroom plus den/bedroom, HEATED UNDERGROUND PARKING, STORAGE LOCKER, WASH BAY, IN-SUITE LAUNDRY, and 9 FOOT CEILINGS is move in ready. Entering the home, you will be greeted by a tiled entrance continuing through to the spacious kitchen with extended cabinetry, new fridge and dishwasher and a breakfast bar overlooking the open floorplan. The living room has a cozy gas fireplace and an abundance of bright windows to the oversized balcony overlooking the park across the street. The master bedroom has a walk-in closet and attached ensuite. The den can easily be used as an office or 2nd bedroom. Enjoy the titled underground parking with additional storage unit, car wash bay and separate bike storage. Enjoy the outdoors with parks on both the North and South sides of the building as well as the Kingsland community association ice rink on the west side. Also walking distance from restaurants, shopping and entertainment including Bitter Sisters Brewery, Rose Kohn arena, Egg and Spoon Breakfast Restaurant, CO-OP Grocery store, Heritage C-Train station and so much more. Book a showing today.**

Inclusions: N/A

Property Listed By: RE/MAX Realty Professionals

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







