



THE A-TEAM

RE/MAX FIRST

835 78 Street #106, Calgary T3H 6H6

MLS®#: A2185126

Area: West Springs

Listing Date: 01/02/25

List Price: \$1,069,900

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:

Finished Floor Area
Abv Sqft: 1,278
Low Sqft:
Ttl Sqft: 1,278

Parkade

DOM

30

Layout

Beds: 2 (2)
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
Int Feat: See Remarks
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 14`2"
Dining Room	Main	16`6" x 8`9"
5pc Ensuite bath	Main	11`8" x 9`4"
4pc Bathroom	Main	
Laundry	Main	

Room	Level	Dimensions
Kitchen	Main	16`6" x 8`9"
Bedroom - Primary	Main	14`6" x 12`2"
Bedroom	Main	11`4" x 10`10"
2pc Bathroom	Main	
Balcony	Main	31`4" x 12`5"

Legal/Tax/Financial

Condo Fee:
\$605

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2311779**

Remarks

Pub Rmks: **Welcome to an extraordinary living experience at Parkside in Calgary's vibrant West District. This meticulously crafted luxury condo blends elegance, comfort, and style, offering 2 spacious bedrooms and 2.5 beautifully designed bathrooms. Located at Parkside, this residence is perfect for the most discerning buyers. Built by TRUMAN, the three-storey concrete building defines upscale living and is complemented by premium amenities that elevate everyday life. From the moment you enter, the exceptional craftsmanship and attention to detail are evident. Custom cabinetry, stunning Chevron flooring, and a curated lighting package create a sophisticated and inviting atmosphere. Expansive floor-to-ceiling windows flood the space with natural light, providing sweeping views of the surrounding neighborhood. The living room, complete with a built-in fireplace, offers a warm and elegant setting for both intimate gatherings and relaxed evenings at home. At the heart of the home is the chef's kitchen, where luxury meets practicality. Full-height custom cabinetry and a gas cooktop blend style and functionality, while a striking quartz island with an elegant range hood serves as the centerpiece. Thoughtful touches, like a panelled fridge, under-cabinet lighting, and opulent quartz countertops—including a spacious double waterfall island—enhance the space and transform everyday cooking into a gourmet experience. The owner's suite serves as a personal retreat, offering a sanctuary to unwind. The ensuite bathroom, designed for relaxation, rivals the finest spas. A luxurious tiled shower, freestanding soaker tub, and dual vanity sinks create a serene environment that turns your daily routine into an indulgent escape. Designed with a sense of community in mind, the building's common areas foster connection and engagement. Residents enjoy access to a rooftop event patio, an owner's lounge with an entertainment kitchen, and a fully equipped on-site gym, all with breathtaking views of West District's Central Park. These spaces are perfect for relaxation, fitness, and socializing, providing the ideal balance of privacy and community. Nestled in Calgary's newest southwest community, this condo offers a boutique living experience that combines the best of luxury with the excitement and convenience of West District. With its exceptional design, exclusive amenities, this residence is more than just a home—it represents a lifestyle choice for those who demand the very 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









