



THE
A-TEAM

**RE/MAX
FIRST**

835 78 Street #210, Calgary T3H 6H6

MLS®#: **A2185373**

Area: **West Springs**

Listing Date: **01/03/25**

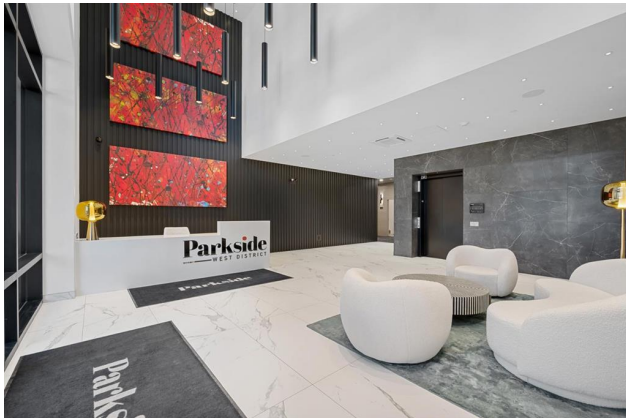
List Price: **\$849,900**

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: **1,004**
Low Sqft:
Ttl Sqft: **1,004**

Parkade, Underground

DOM

29

Layout

Beds: **1 (1)**
Baths: **1.5 (1 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	Room	Level	Dimensions
Living Room	Main	12`1" x 11`5"	Kitchen	Main	13`2" x 11`11"
Dining Room	Main	12`1" x 6`5"	Bedroom - Primary	Main	14`1" x 12`0"
5pc Ensuite bath	Main	0`0" x 0`0"	2pc Bathroom	Main	
Laundry	Main		Balcony	Main	31`7" x 7`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple
Fee Freq:
Monthly

M-G

Legal Desc: 2311779

Remarks

Pub Rmks: **Welcome to unparalleled luxury in the heart of Calgary's vibrant West District. Presenting a breathtaking 1-Bedroom residence that seamlessly fuses comfort and sophistication. Every inch of this meticulously designed home has been crafted with the highest attention to detail, creating an experience that is as stylish as it is inviting. As part of Parkside, a distinguished collection of homes nestled within a striking three-storey concrete building, this residence offers not only refined elegance but also exclusive access to a selection of premium on-site amenities that promise a living experience unlike any other. Upon entering, you'll be greeted by a space where every design element has been carefully considered. From the custom cabinetry and rich chevron flooring to the artfully curated lighting package, no detail has been overlooked. Expansive floor-to-ceiling windows flood the home with natural light, enhancing the airy, open atmosphere and framing sweeping views of the vibrant West District. The private balcony offers a peaceful outdoor retreat, perfect for unwinding or entertaining guests while soaking in the surroundings. The living room serves as the perfect backdrop for both relaxation and elegant entertaining. Anchored by a built-in fireplace, it provides a cozy yet sophisticated ambiance, ideal for intimate evenings or hosting stylish gatherings. The designer inspired chef's kitchen, is a true showpiece. Here, full-height custom cabinetry, a gas cooktop, and a striking quartz island with an elegant range hood come together in perfect harmony. Thoughtful touches like a panelled fridge, under-cabinet lighting, and luxurious quartz countertops—including a spacious double waterfall island—add a layer of convenience and opulence, elevating both cooking and entertaining to an art form. The Owner's Retreat is the epitome of tranquility, offering a serene space designed for ultimate relaxation. The spa-inspired 5-piece ensuite bathroom is an oasis, featuring a luxurious shower, freestanding soaker tub, and dual vanity sinks—ensuring every day begins and ends in pure comfort. Additional features, such as high ceilings, a dedicated laundry area, and a half bathroom, add both style and practicality to the home, making it as functional as it is beautiful. Designed with community in mind, the common areas of Parkside offer residents a true sense of belonging. From the rooftop event patio to the owner's lounge with an entertainment kitchen and the on-site gym, these spaces provide everything you need for relaxation, fitness, and socializing—complete with breathtaking views of West District's Central Park. Parkside offers more than just a home—it's a boutique living experience that combines the best of upscale living with the excitement and convenience of West District. With its exceptional design, exclusive amenities, this residence isn't just about luxury—it's about embracing a lifestyle that speaks to those who demand the finest.**

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



