



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 835 78 Street SW
Calgary, Alberta

MLS # A2271590



\$1,250,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,428 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	1.16 Acres		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: NA

Your opportunity to experience maintenance free elevated living in the sought after West District awaits. This meticulously designed residence will have you in awe from the moment you enter – boasting over 1400 square feet of interior living space and over 400 square feet of outdoor private patio, this park facing unit truly does not miss. As you enter the unit you will immediately notice the large closets offering you plenty of storage space, an in- suite laundry room, and the open concept functional layout. The quality of this home is apparent from the custom millwork, the hardwood floors, and the expansive floor to ceiling windows - allowing natural light to beam through the home (all complete with custom window coverings). The chef’s kitchen with its stunning waterfall island, full height custom cabinetry and a professional grade gas cooktop is an absolute show stopper. The Primary space is a true retreat, with beautiful windows, a custom feature wall, spacious walk- in closet and a spa like en suite bathroom with its own soaker tub, dual vanities and a luxurious walk-i in shower. The second bedroom is spacious with its own walk in closet and additional bathroom, and the custom glass partitioned office offers a dedicated workspace while maintain the airy open concept. Residents of this exclusive concrete building enjoy luxury amenities including 2 underground heated parked stalls, EV charging station, car wash, expansive rooftop patio with lounge seating, fireplaces, and panoramic views of Calgary, a fully equipped gym, and a stunning owners lounge perfect for hosting private parties. Located in the vibrant West District, this property is walking distance to many restaurants, shops, and is directly across from a tree lined park with walking paths and a water feature which becomes a skating rink in the winter months. This home truly does not miss a

beat: Luxury and exclusivity all while offering a maintenance free lifestyle with a prime location.