



GRASSROOTS
REALTY GROUP

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205, 835 78 Street SW
Calgary, Alberta

MLS # A2144691



\$1,250,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,405 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Public Electric Vehicle Charging Station(s), Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	M-G
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Discover luxury living in Calgary's West District with this pristine top-floor condo with park views offers 2 bedrooms plus a large flex space/office, and 2.5 bathrooms, complete with all modern upgrades. This new construction home comes with a warranty, ensuring peace of mind. Enjoy contemporary finishes, state-of-the-art appliances, and sleek countertops throughout. You will love spending summer on the large balcony that spans the width of the condo. This unit comes with 2 titled parking stalls and 1 titled storage unit. All of this is located in a vibrant neighbourhood with easy access to shopping, dining, parks, and excellent schools, this condo combines urban convenience with residential tranquillity. Additional amenities include secure parking, fitness facilities, and communal spaces, making it ideal for both relaxation and socializing. Don't miss the opportunity to experience sophisticated urban living at its finest—schedule your viewing today and envision yourself in this exquisite Calgary condo.