

\$1,249,900 - 111, 835 78 Street Sw, Calgary

MLS® #A2184961

\$1,249,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Extraordinary Living Experience in Calgary's Vibrant West District! Presenting a meticulously crafted 1,434 sq ft luxury condo that epitomizes upscale living. Featuring 3 spacious Bedrooms and 2.5 elegant Bathrooms, this residence is part of Parkside Estates™—an exclusive collection of custom homes designed for the most discerning buyers. Built by TRUMAN, this three-storey concrete building offers a sophisticated lifestyle, complete with a range of premium on-site amenities. Step inside to discover exquisite custom Cabinetry by A.B. Cushing Mills, Chevron Flooring from Divine Flooring, and a curated Lighting Package by Cartwright Lighting. The unit™s oversized Patio and expansive floor-to-ceiling Windows flood the space with natural light and showcase stunning views. The Living Room, adorned with a built-in Fireplace, creates a warm and inviting atmosphere for cozy evenings and sophisticated entertaining. The Chef™s Kitchen is a culinary masterpiece, featuring Full-Height Custom Cabinetry, a Gas Cooktop, and a striking Quartz Island with an elegant Range Hood. Enhance your cooking experience with a panelled Fridge, Under-Cabinet Lighting, and luxurious Quartz Countertops, including a spacious double Waterfall Island. The spacious Owner's Retreat serves as a personal sanctuary, complete with an Ensuite Bathroom that rivals a high-end spa. It features a Tiled Shower, a Freestanding Soaker Tub, Dual Vanity Sinks,



ensuring a luxurious retreat every day. TRUMAN has thoughtfully designed common areas to foster community and engagement among residents. Enjoy the Rooftop event Patio, the Owner's Lounge with an entertainment Kitchen, and an on-site Gym—all perfect for relaxation, fitness, and socializing, with breathtaking views of West District's Central Park. Nestled in Calgary's newest S.W. community, this condo offers a boutique living experience that seamlessly blends luxury with the excitement and convenience of West District. With its exceptional design, exclusive amenities, and opportunities for custom personalization, this residence is not just a home; it represents a lifestyle choice for those who demand nothing but the best.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2184961 |
| Price | \$1,249,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,434 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 111, 835 78 Street Sw |
| Subdivision | West Springs |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 6H6 |

Amenities

| | |
|----------------|--|
| Amenities | Fitness Center, Recreation Room, Roof Deck |
| Parking Spaces | 2 |
| Parking | Parkade |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Wine Refrigerator |
| Heating | Fan Coil |
| Cooling | Rooftop |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Roof | Rubber |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 1st, 2025 |
| Days on Market | 71 |
| Zoning | M-G |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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