

# \$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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