

# \$1,239,000 - 205, 835 78 Street Sw, Calgary

MLS® #A2212286

**\$1,239,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

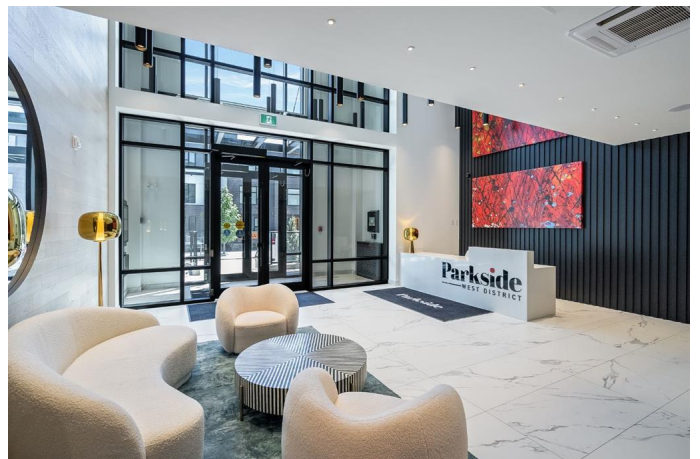
OPEN HOUSE WEEKEND MAY 3 & 4!

SATURDAY 12-2PM/SUNDAY 2-4PM.

Welcome to West District, Calgary's last master-planned community located within the ring road. This vibrant neighbourhood offers an unbeatable urban lifestyle with everything you need just steps away – from morning coffee on Broadcast Avenue to sun-drenched patios and quick downtown access via Stoney Trail. The mountains are also just a short drive away, making this the perfect location for both city convenience and weekend escapes.

This exclusive top-floor unit is the only one of its kind available in this boutique, concrete-constructed building. It has 2 bedrooms with ensuites, open concept living space, flex room and so much more in 1,404 square feet of functional living space.

Unit 205 is ideally positioned, fronting directly onto the newly completed Radio Park – an almost complete greenspace featuring walking paths, a pond, parks, amphitheatre and beautiful landscaping. The bright, open-concept layout showcases contemporary finishes, state-of-the-art appliances, sleek countertops, and a large balcony that extends the entire width of the unit. Some additional property highlights include 2 titled underground parking stalls, 1 titled storage unit, new home warranty included, modern high-end finishes throughout, quiet concrete construction.



Donâ€™t miss your opportunity to own in one of Calgaryâ€™s most sought-after new communities. Experience contemporary urban living at its finest â€“ book your private showing today!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212286          |
| Price          | \$1,239,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,404             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 205, 835 78 Street Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 6H6               |

**Amenities**

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Fitness Center, Party Room |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Off Street, Parkade, Titled, Underground, Owned, Public Electric Vehicle Charging Station(s), Secured                              |

**Interior**

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Gas Range                                                                                                                         |
| Heating           | Forced Air                                                                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                    |
| Fireplaces        | Electric                                                                                                                                                                                                                             |
| # of Stories      | 3                                                                                                                                                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | M-G              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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