

# \$1,215,000 - 205, 835 78 Street Sw, Calgary

MLS® #A2212286

**\$1,215,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SUNDAY, AUGUST 17TH 1PM-3PM. 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	\$1,215,000
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	Car Wash, Elevator(s), Fitness Center, Party Room, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Secured Parking
Parking Spaces	2
Parking	Parkade, Underground, Off Street, Owned, Public Electric Vehicle Charging Station(s), Secured, Titled

**Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Range Hood, Window Coverings, Built-In Gas Range, Built-In Oven, Washer/Dryer, Wine Refrigerator
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	125
Zoning	M-G

## Listing Details

Listing Office	Real Broker
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