

# \$354,000 - 301, 495 78 Avenue Sw, Calgary

MLS® #A2250321

**\$354,000**

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Bright corner unit on third floor overlooking South Park in Kingsland with 2 bedrooms and a den. The unit is very bright because it has windows in every room except the bathrooms and den. The layout is an open floor plan with a south facing balcony off the living room which has the view of the park. The kitchen has light kitchen cabinets, granite counter tops and slate floors. The primary is spacious with his and hers closets and a 6 piece ensuite. (walk in shower and tub). The den is at the front foyer for easy access. The laundry has its own room within the unit. The dining room is spacious and open to the kitchen and living room, has a large window in the dining room facing west. One title parking stall underground with a storage unit is included with unit. Seller rents an additional parking stall and it maybe available for the new buyer but not guaranteed, ask agent for details. This is walking distance to the heritage LRT, restaurants and shopping. Also close to indoor /outdoor skating rinks.

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250321  |
| Price      | \$354,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,268             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301, 495 78 Avenue Sw |
| Subdivision | Kingsland             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 5K5               |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Park, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Underground                                                                    |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Natural Woodwork, Pantry, Storage, Track Lighting                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                    |
| Cooling           | Other                                                                                                |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line        |
| Lot Description   | Backs on to Park/Green Space |
| Construction      | Brick, Stucco                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 13                |
| Zoning         | M-C2 d176         |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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