

\$285,000 - 109, 495 78 Avenue Sw, Calgary

MLS® #A2108762

\$285,000

1 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to 'Stratford on the Park' in Kingsland, an elegant and upscale adult living (18+) community. This inviting ground floor suite boasts high ceilings, a chic open kitchen layout complemented by a convenient breakfast bar, perfect for hosting guests. With light wood cabinets, under cabinet lighting & a pantry, this space exudes functionality and style.

The suite offers ample accommodation, including a spacious primary bedroom plus office/den area to facilitate business professionals or provide versatility for your lifestyle needs. With two full baths, including a primary ensuite and a second bathroom adjacent to the laundry room, convenience is at your fingertips.

Step inside to discover 854 sqft of living space, featuring a separate dining area, den/flex room and a spacious living room adorned with sleek, updated dark flooring and a cozy corner gas fireplace. Step outside onto your north-facing, covered patio & gas barbecue hook-up to enjoy the serene surroundings.

The primary bedroom is bathed in natural light from its large window, with blinds for privacy as needed. It features a generous walk-in closet and a well-appointed 4-piece ensuite complete with a tub-shower combo and ample vanity storage.



This unit comes complete with secured underground titled parking stall and a storage locker, along with convenient car wash facilities. With reasonable condo fees, proximity to the LRT, shopping, downtown, and just steps away from the Kingsland Community Centre and off leash dog park, this property presents an ideal opportunity for your next home. Available for quick possession, don't miss out on making it yours!

Built in 2000

Essential Information

MLS® #	A2108762
Price	\$285,000
Sold Price	\$277,500
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	109, 495 78 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5K5

Amenities

Amenities	Car Wash, Elevator(s), Party Room, Secured Parking
Parking Spaces	1

Parking	Enclosed, Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground
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Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 16th, 2024
Days on Market	22
Zoning	M-C2 d176
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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