

\$695,000 - 204, 830 78 Street Sw, Calgary

MLS® #A2166252

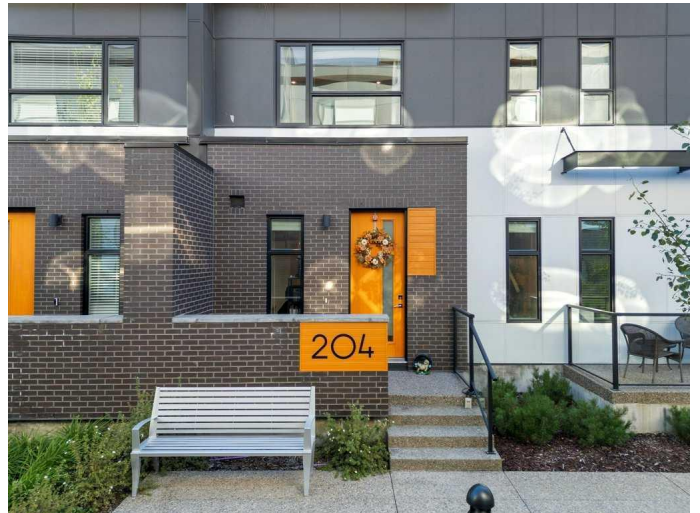
\$695,000

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this impeccable 2 story home centrally located in West Springs with quick access into downtown as well as schools, parks and all the local and big box shopping right on 85th Street. Enter into Central Air, 9' ceilings on the main and upper floors a front den with enclosed barn doors and an open design. The central kitchen boasts seamless cabinetry, a quartz central island off set by the coffee bar with floating shelves and beverage center. A cabinet faced fridge and hood fan, gas stove, soft close mechanics offer a sleek and modern design. The back of the plan hosts a 2-piece bath, with access to your private balcony, a BBQ gas line and vinyl decking. Added upgrades in the lifestyle room with custom built in storage surround the focal gas fireplace and completing this space smartly used accent shelving. Laminate floors, pot and pendant lighting throughout pull the entire plan together. The upper level begins with carpet stairs and laminate flooring in the hall and bedrooms. 2 generous size guest/kids rooms to the rear of the plan, upper laundry closet, a tiled 4 piece guest bath with quartz storage vanity, tub surround and added tiled accents as well as a front primary bedroom overlooking the common area courtyard comes with a walk in closet with built in storage and 4 piece en-suite bath hosting his and her sinks a quartz storage vanity and full size shower. The developed lower level offers more usable space with a flex room, perfect for the home gym, reading or hobby room, utility



room storage and access into your insulated and heated double attached garage. The plan, location, style and design to suit any inner city home buyers needs!

Built in 2019

Essential Information

MLS® #	A2166252
Price	\$695,000
Sold Price	\$684,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	204, 830 78 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl
-------------------	---

	Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped
Roof	Flat Torch Membrane, Membrane
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 23rd, 2024
Days on Market	33
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.