

# \$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

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.

Don't miss your opportunity to own in one



of Calgary's most sought-after new communities. Experience contemporary urban living at its finest — 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), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Party Room
Parking Spaces	2
Parking	Off Street, Parkade, Secured, Titled, Underground, Owned, Public Electric Vehicle Charging Station(s)

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite
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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 Gas Range, Built-In Oven, Dishwasher, Range Hood, Washer/Dryer, Window Coverings, 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 2

Zoning M-G

### **Listing Details**

Listing Office Real Broker

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