

211, 495 78 Avenue SW
Calgary, Alberta

MLS # A2241844



\$339,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,160 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 727
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d176
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	None
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Discover this beautifully renovated 2-bedroom, 2-bathroom plus den unit, offering an impressive 1,160 square feet of living space and secure underground parking in the sought-after and established neighborhood of Kingsland. Key features include luxury vinyl plank flooring throughout, full-height raised-panel kitchen cabinetry, granite countertops, a stylish subway tile backsplash, stainless steel appliances, and a breakfast bar. There is ample space for a dining room table, making it perfect for entertaining, and it flows seamlessly into the bright and spacious living room, which is enhanced by a corner gas fireplace. Both the common 3-piece bathroom and the private 4-piece ensuite have been tastefully renovated, featuring decorative tile tub surrounds, quartz countertops and elegant vessel sinks. The generously sized bedrooms offer plenty of closet space. Additionally, this unit includes a den that is ideal for a home office, a large laundry room with ample storage, and a storage locker in the heated parkade. The well-constructed and well-managed building boasts amenities such as a social room, indoor car wash, and bike storage. Conveniently located near the Heritage LRT, a variety of shops and restaurants along Macleod Trail, Chinook Mall, parks, playgrounds, and more. Schedule your viewing today!