

**301, 495 78 Avenue SW
Calgary, Alberta**

MLS # A2250321



\$354,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,268 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 797
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d176
Foundation:	-	Utilities:	-
Features:	Granite Counters, Natural Woodwork, Pantry, Storage, Track Lighting		

Inclusions: Portable Air conditioner and window fitting

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 oak 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 unit and it maybe available for the new buyer but not guaranteed, ask agent or details. This is walking distance to the heritage LRT , restaurants and shopping. Also close to indoor /outdoor skating rinks.