

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. 1 title parking stall underground with a storage unit. Seller rents an additional underground stall and maybe available for the new owner subject to buyer arranging. This is walking distance to the heritage LRT , restarants and shopping. Also close to indoor /outdoor skating rinks.