

\$374,900 - 203, 495 78 Avenue Sw, Calgary

MLS® #A2210169

\$374,900

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

2 UNDERGROUND PARKING PARKING STALLS | 2 BEDS, 2 BATHS, PLUS DEN | 9â€™™ CEILINGS | FACES GREEN SPACE |

This beautifully updated 1,200 sq ft unit offers the perfect blend of comfort, functionality, and style. Featuring 2 spacious bedrooms, 2 full bathrooms, a versatile den, and the convenience of in-suite laundry. The open-concept layout is enhanced by 9â€™™ ceilings, elegant crown moulding, and brand-new wide-planked luxury vinyl flooringâ€”completely carpet-free. The bright and airy living room centers around a cozy corner gas fireplace, with patio doors that open onto a large, private south-facing balcony overlooking a serene green spaceâ€”ideal for relaxing or entertaining. You'll also appreciate the fresh, neutral paint throughout and the practicality of 2 underground parking stalls, plus additional visitor parking. This well-constructed and well-managed building includes amenities such as a social room, indoor car wash, and bike storage. Nestled on a quiet street surrounded by parks and green spaces, this location offers a peaceful retreat with excellent walkabilityâ€”a quick walk to Heritage Station, groceries, dining, and easy access to Macleod Trail for a quick commute to downtown. A true gem in a prime location!

Built in 1999

Essential Information



MLS® #	A2210169
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	203, 495 78 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5K5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	High Ceilings, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony
-------------------	---------

Construction Brick, Stucco, Wood Frame

Additional Information

Date Listed April 11th, 2025

Days on Market 6

Zoning M-C2

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.