



## 495 78 Avenue Calgary Alberta

\$354,000

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 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 parking stall 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. (id:6769)

Living room 17.77 Ft x 12.33 Ft

Kitchen 14.17 Ft x 10.17 Ft

Dining room 11.00 Ft x 10.00 Ft

Primary Bedroom 16.67 Ft x 10.17 Ft

6pc Bathroom 9.25 Ft x 7.75 Ft

Bedroom 10.67 Ft x 8.58 Ft

Foyer 7.08 Ft x 5.17 Ft

Den 10.92 Ft x 9.17 Ft

Laundry room 6.83 Ft x 4.33 Ft

4pc Bathroom 8.75 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca