



## 495 78 Avenue Calgary Alberta

\$354,900

Welcome to the prestigious 'Stratford on the Park' in Kingsland, an exclusive 18+ adult living community that combines elegance with comfort. This spacious ground-floor, end unit suite boasts nearly 1,300 square feet of thoughtfully designed living space, featuring high ceilings and a bright, open-concept kitchen that's perfect for entertaining. The kitchen showcases light wood cabinetry, under-cabinet lighting, a breakfast bar, and a pantry for added convenience. The unit offers a large primary bedroom and a versatile den/office space, ideal for professionals or those needing extra room. With two full bathrooms--one as an ensuite in the primary bedroom and another near the laundry room--this suite is both functional and stylish. The living area includes a separate dining space and a cozy living room with updated dark flooring and a charming corner gas fireplace. Step outside onto the covered patio with a gas BBQ hookup, ideal for outdoor dining and relaxation. The primary bedroom also features access to a second private patio, along with a spacious walk-in closet and a 4-piece ensuite complete with a tub-shower combo and ample vanity storage. Additional highlights include a secured underground titled parking stall, a storage locker, and access to car wash facilities. A prime location close to the LRT, shopping, downtown, Kingsland Community Centre, and an off-leash dog park, this home offers a fantastic lifestyle opportunity. Quick possession is available--schedule your viewing today! (id:6769)

4pc Bathroom 7.33 Ft x 4.92 Ft

6pc Bathroom 8.25 Ft x 10.83 Ft

Bedroom 13.67 Ft x 10.83 Ft

Den 12.75 Ft x 10.25 Ft

Dining room 9.00 Ft x 13.92 Ft

Foyer 91.08 Ft x 5.33 Ft

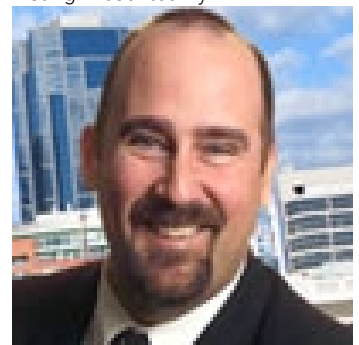
Kitchen 101.08 Ft x 8.67 Ft

Laundry room 74.33 Ft x 4.92 Ft

Living room 13.50 Ft x 13.92 Ft

Primary Bedroom 11.67 Ft x 20.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Mission Real Estate

<https://www.saradosanjhevs.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca