

# \$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
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Construction      Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed      April 11th, 2025

Days on Market      5

Zoning      M-C2

### **Listing Details**

Listing Office      RE/MAX First

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