

\$354,000 - 301, 495 78 Avenue Sw, Calgary

MLS® #A2250321

\$354,000

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

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 unit 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.

Built in 2000

Essential Information

MLS® #	A2250321
Price	\$354,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,268
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	301, 495 78 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5K5

Amenities

Amenities	Elevator(s), Park, Recreation Room, Secured Parking, Bicycle Storage, Car Wash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, Natural Woodwork, Pantry, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space
Construction	Brick, Stucco

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	M-C2 d176

Listing Details

Listing Office	Real Estate Professionals Inc.
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