



THE
A-TEAM

**RE/MAX
FIRST**

8539 8A Avenue, Calgary T3H 4C7

MLS®#: **A2139183**

Area: **West Springs**

Listing Date: **06/06/24**

List Price: **\$694,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,518**
Low Sqft:
Ttl Sqft: **1,518**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat**
Heating: **In Floor**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 10`3"	Kitchen With Eating Area	Main	22`3" x 13`3"
2pc Bathroom	Main	4`9" x 5`11"	Bedroom	Second	12`4" x 9`9"
4pc Bathroom	Second	9`8" x 4`11"	Bedroom	Second	14`6" x 9`9"
Walk-In Closet	Second	6`3" x 6`2"	Walk-In Closet	Main	3`9" x 10`9"
Laundry	Second	3`10" x 7`1"	Walk-In Closet	Third	8`1" x 7`7"
Bedroom - Primary	Third	13`4" x 14`3"	4pc Ensuite bath	Third	8`1" x 8`10"

Legal/Tax/Financial

Condo Fee:
\$873

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d105

Legal Desc: **1612118**

Remarks

Pub Rmks: **This 3-bedroom, 2.5-bathroom condo offers the best of both worlds - the low maintenance lifestyle of a condo combined with the generous space and layout of a townhome. Nestled in a sought-after location in West Spring, this three-story gem boasts modern finishes, ample storage, 3 separate outdoors spaces, in floor heating and more. Main floor features an open-concept layout that combines the living, kitchen, and dining areas. Kitchen has a gas range with stylish stone countertops and herringbone backsplash. Also on the main level is a large walk-in closet, a functional half bath and access to the massive back patio. The second-floor features 2 generous sized bedrooms and 4-piece bath and laundry/storage. Up on more flight of stairs you enter the primary suite. The bedroom is spacious with a huge walk-in closet and the ensuite bathroom. The private 3rd floor balcony and wall mounted A/C make this a perfect place to relax. This townhome unit offers an assigned parking stall directly outside as well as one titled parking stall in the underground parkade and an assigned storage locker. Condo fee includes heat and water. Steps away from shopping and services and fantastic restaurants such as Vin Room and Mercato this home offers everything you need for stylish and convenient living.**

Inclusions: **n/a**
Property Listed By: **Bricks & Mortar...Everything Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









