



THE A-TEAM

RE/MAX FIRST

8235 8 Avenue #302, Calgary T3H 6H2

MLS® #: A2149048 Area: West Springs Listing Date: 07/16/24 List Price: \$630,341
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Calgary Year Built: 2024
Finished Floor Area: Abv Sqft: 1,424 Low Sqft: Ttl Sqft: 1,424

DOM

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

Access: Level Lot Feat: Double Garage Attached,Tandem Park Feat:

Parking Ttl Park: 2 Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air,Natural Gas Sewer: Ext Feat: Balcony
Construction: Cement Fiber Board,Wood Frame Flooring: Carpet,Vinyl Plank Water Source: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer Int Feat: Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Great Room, Kitchen, 4pc Ensuite bath, Bedroom - Primary, Dining Room, 2pc Bathroom, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$217 Title: Fee Simple Fee Freq: Monthly Zoning: TBD

Legal Desc:

TBD

Remarks

Pub Rmks:

Introducing the Granville townhouse by Trico Homes, a stylish and modern 2-bedroom, 2.5-bathroom home designed for luxurious living. This residence features double ensuites, each with a double vanity, and a tandem 2-car garage. The kitchen is a chef's dream with a pantry and fully upgraded appliances, complemented by black hardware and faucets throughout. Enjoy the comfort of A/C and gasline rough-ins, a spacious full-width patio perfect for entertaining, and the added convenience of included blinds and all appliances. The south-facing balcony offers ample natural light, while the Dark and Moody Standard aesthetic is enhanced by LVP flooring on all three levels. A vanity in the powder room and the assurance of a comprehensive home warranty complete this impeccable offering. Photos are representative.

Inclusions:

Blinds included

Property Listed By:

Bode Platform Inc.

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