

8235 8 Avenue #303, Calgary T3H 6H2

MLS® #: **A2149065** Area: **West Springs** Listing Date: **07/16/24** List Price: **\$647,000**
 Status: **Pending** County: **Calgary** Change: **+\$11k, 20-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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**

Parking

Ttl Park: **2**
 Garage Sz: **2**

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

Utilities and Features

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`5" x 9`4"	Dining Room	Main	12`5" x 11`5"
Kitchen	Main	9`8" x 14`3"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	11`10" x 12`5"	Bedroom	Upper	12`5" x 10`6"

Legal/Tax/Financial

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

Legal Desc:

TBD

Remarks

Pub Rmks:

Discover the Granville townhouse by Trico Homes, a refined rustic gem with 2 bedrooms and 2.5 baths, each bedroom boasting its own ensuite complete with double vanities. This fully upgraded home features a tandem 2-car garage, a thoughtfully designed kitchen with added pantry, upgraded cabinets, and built-in upgraded appliances. Comfort is ensured with A/C rough-in, while the full-width patios, including a 17-foot wide south-facing balcony with gasline rough-in, offer perfect outdoor living spaces. The stylish interior is adorned with black hardware and faucets, and includes a convenient vanity in the powder room and upper floor laundry. All appliances and blinds are included, and the home is backed by warranties. 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



