



THE
A-TEAM

**RE/MAX
FIRST**

8235 8 Avenue #304, Calgary T3H 6H2

MLS® #: **A2149067**

Area: **West Springs**

Listing Date: **07/15/24**

List Price: **\$635,900**

Status: **Active**

County: **Calgary**

Change: **-\$232, 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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,424**
Low Sqft:
Ttl Sqft: **1,424**

Level
Double Garage Attached,Tandem

DOM

63

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **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**
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**
Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc:

TBD

Remarks

Pub Rmks:

Welcome to the Granville townhouse by Trico Homes, a stunning residence offering 2 bedrooms and 2.5 bathrooms, each bedroom featuring its own double ensuite for ultimate convenience. The tandem 2-car garage provides ample parking. The kitchen is a chef's dream, complete with a pantry and fully upgraded appliances. Enjoy the comfort of A/C rough-in and the outdoor convenience of a gasline rough-in for your patio. The expansive full-width patio, measuring 17 feet wide by 7 feet deep, is perfect for entertaining or relaxing. The home comes move-in ready with blinds and all appliances included, and it is protected under warranty for peace of mind. The ensuite bathroom boasts a luxurious double vanity, while the south-facing balcony fills the home with natural light. The dark and moody color palette creates a sophisticated ambiance, enhanced by upgraded cabinets, luxury vinyl plank flooring on all three levels, and sleek black hardware and faucets. 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