



THE
A-TEAM

**RE/MAX
FIRST**

420 8 Street #1, Calgary T2N 2S3

MLS® #: **A2160816** Area: **Sunnyside** Listing Date: **08/29/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**

Finished Floor Area
 Abv Sqft: **1,928**
 Low Sqft:
 Ttl Sqft: **1,928**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Stucco**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Lower	8`9" x 5`6"
Kitchen	Main	16`6" x 10`4"
Living Room	Main	15`10" x 15`3"
Family Room	Main	16`9" x 10`3"
Nook	Main	4`3" x 3`0"
Walk-In Closet	Upper	9`2" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Lower	11`9" x 9`1"
Pantry	Main	3`11" x 3`2"
Dining Room	Main	8`8" x 7`11"
2pc Bathroom	Main	5`6" x 5`0"
Bedroom - Primary	Upper	13`8" x 10`3"
5pc Ensuite bath	Upper	12`6" x 9`10"

Bedroom Upper 11`9" x 9`10"
4pc Bathroom Upper 10`2" x 4`11"
Balcony Main 10`11" x 7`0"

Bedroom Upper 10`4" x 10`3"
Laundry Upper 9`10" x 5`1"
Balcony Upper 5`6" x 2`9"
Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **1212140**

Remarks

Pub Rmks: **Welcome to this exquisite three-story townhome, perfectly situated on a serene, tree-lined street in the highly desirable neighbourhood of Sunnyside. Nestled within a tranquil courtyard adorned with lush greenery, pergolas, and charming benches, this end unit offers a sense of privacy and an abundance of living space. As you step inside, you'll be greeted by a versatile flex room, ideal for a home office, fitness area, or children's playroom. This level also provides direct access to the attached single-car garage for added convenience. Heading up to the second floor, you'll find the heart of the home - a bright and open living space designed for comfort and style. The gourmet kitchen features elegant cream white cabinetry that perfectly complements the granite countertops. Stainless steel appliances, including double wall ovens and a gas cooktop, cater to your culinary needs, while the spacious centre island offers additional seating. The kitchen flows seamlessly into the dining area and a cozy sitting room, complete with custom built-ins and a welcoming gas fireplace. Step out onto your private balcony, which overlooks the picturesque courtyard - an ideal spot for relaxing or entertaining. The third floor is dedicated to rest and relaxation, housing the laundry room, a full bathroom, and three generously sized bedrooms. The primary suite is a true retreat, featuring a spacious walk-in closet, a private balcony, and a luxurious 5-piece ensuite with a deep soaking tub and a glass-enclosed shower. With 1,928 square feet of thoughtfully designed living space, this stunning townhome is just steps away from city transit and the vibrant shops and restaurants of trendy Kensington. A quick commute will take you right into the heart of downtown, making this home the epitome of urban living at its finest. Don't miss out on this exceptional opportunity!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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