



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8163 8 Avenue, Calgary T3H 6B1**

MLS®#: **A2168150**

Area: **West Springs**

Listing Date: **09/26/24**

List Price: **\$852,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,843**

Low Sqft:

Ttl Sqft: **1,843**

DOM

**68**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **Townhouse**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Brick,Composite Siding,See Remarks**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**See Remarks**

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>14`3" x 19`2"</b>	<b>Kitchen</b>	<b>Second</b>	<b>13`5" x 15`7"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`1" x 13`10"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`10" x 11`4"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`1" x 9`5"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 9`5"</b>	<b>Laundry</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>13`6" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`2"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>9`6" x 7`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$293**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RG**

Legal Desc: **2411647**

Remarks

Pub Rmks: **District Towns by TRUMAN - Experience upscale living in this stunning 3-Bedroom Townhome, ideally located in the growing and vibrant West District. Surrounded by parks, pathways, and premium shopping, this dynamic neighborhood offers both convenience and community. This beautifully crafted residence features 3 spacious Bedrooms, 2.5 luxurious Bathrooms, and an attached Double Heated Garage. On the main floor, you'll find a versatile Flex Room perfect for a home office. Inside, elegant finishes abound, including sleek wide plank flooring and soaring ceilings that enhance the open-concept design. The Kitchen is a culinary masterpiece with Full-Height Cabinetry, Soft-Close Doors, Gas Range, Fridge, Built in Microwave, and a convenient Pantry. The large Eat-Up Bar, accented with Quartz countertops, is ideal for casual dining or entertaining guests. The Primary Suite is a private oasis, boasting a generous walk-in closet and a 3-piece Ensuite. The upper floor also includes two additional Bedrooms, a stylish 4-piece Main Bathroom, and the convenience of an upper-floor laundry. Bright, airy, and move-in ready, District Towns offer a sophisticated lifestyle where you can truly live better. Don't miss your chance to own this remarkable home! Photo Gallery of Similar Home\***

Inclusions: **n/a**  
Property Listed By: **RE/MAX Real Estate (Central)**

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





