



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8101 8 Avenue #3, Calgary T3H 6B1**

MLS® #: **A2170752**      Area: **West Springs**      Listing Date: **10/03/24**      List Price: **\$853,000**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,680**  
                     Low Sqft:  
                     Ttl Sqft: **1,680**

DOM

**48**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **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
Living Room	Second	13`9" x 12`4"	Kitchen	Second	12`0" x 10`0"
Dining Room	Second	13`7" x 9`4"	Nook	Second	8`10" x 4`8"
2pc Bathroom	Second	5`10" x 5`0"	Bedroom - Primary	Third	15`4" x 11`5"
Bedroom	Third	10`10" x 9`3"	Bedroom	Upper	10`10" x 9`7"
Laundry	Third	5`6" x 5`2"	4pc Bathroom	Third	8`3" x 4`11"
Foyer	Lower	15`9" x 7`5"	Bedroom	Lower	11`1" x 10`5"
4pc Ensuite bath	Third	9`6" x 7`3"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$302

Fee Simple  
Fee Freq:  
Monthly

RG

Legal Desc: 4740AK

Remarks

Pub Rmks: **Introducing DISTRICT TOWNHOMES AT CENTRAL PARK in West District. These stunning Truman built 3 bedroom townhomes are often imitated but never duplicated. Featuring our award-winning exterior designs and floorplans that feature custom built gourmet kitchens with designer appliances, massive owner's retreat bedroom with luxurious spa ensuite, full size attached double garages, covered decks and much much more. Book your private show home tour today and experience West Side Living at West District. District Townhomes: masterfully finished in two designer schemes Blanc & Noir, with the opportunity to customize with upgrade options such as: wrought iron railing package, 60-inch electric fireplace and more. Visit our discovery center enjoy the master quality and customer service Truman has been delivering over 35 years!**

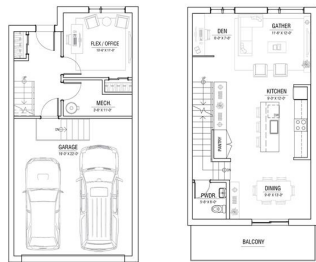
Inclusions: n/a  
Property Listed By: RE/MAX Real Estate (Central)

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



FLOOR PLAN THI

± 1,680 SQ. FT.



LOWER FLOOR  
± 280 SQ.FT.

MAIN FLOOR  
± 640 SQ.FT.

FLOOR PLAN THI

± 1,680 SQ. FT.



UPPER FLOOR OPTION 1  
± 760 SQ.FT.

UPPER FLOOR OPTION 2  
± 760 SQ.FT.



THE DEVELOPER AND SELLER MAKE NO WARRANTY, REPRESENTATION OR GUARANTEE TO THE BUYER, AND BUYER ASSUMES ALL RISK AND LIABILITY FOR ANY DAMAGE, LOSS OR INJURY TO PERSONS OR PROPERTY. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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