

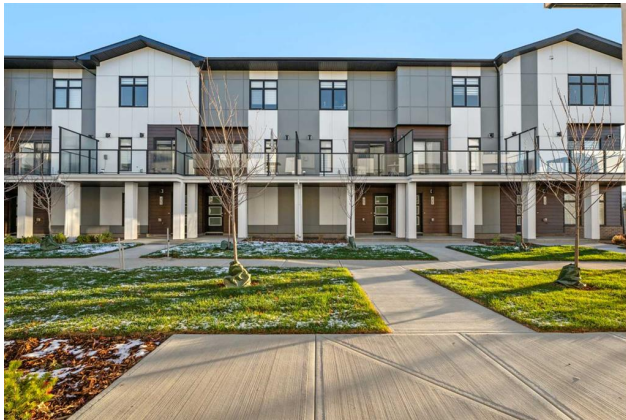


THE
A-TEAM

**RE/MAX
FIRST**

8235 8 Avenue #306, Calgary T3H 6H2

MLS®#: **A2173169** Area: **West Springs** Listing Date: **10/28/24** List Price: **\$630,000**
 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: **131,977 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM

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

Parking

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

Access:

Lot Feat: **Street Lighting**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`9" x 20`0"	Dining Room	Main	40`4" x 24`11"
Kitchen	Main	40`0" x 50`2"	Living Room	Main	49`7" x 47`7"
4pc Ensuite bath	Upper	28`3" x 13`6"	4pc Ensuite bath	Upper	15`1" x 26`11"
Bedroom	Upper	40`4" x 37`5"	Bedroom - Primary	Upper	41`0" x 37`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$217

Fee Simple

M-G

Fee Freq:

Monthly

Legal Desc: 2311107

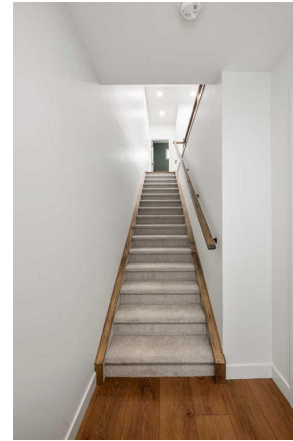
Remarks

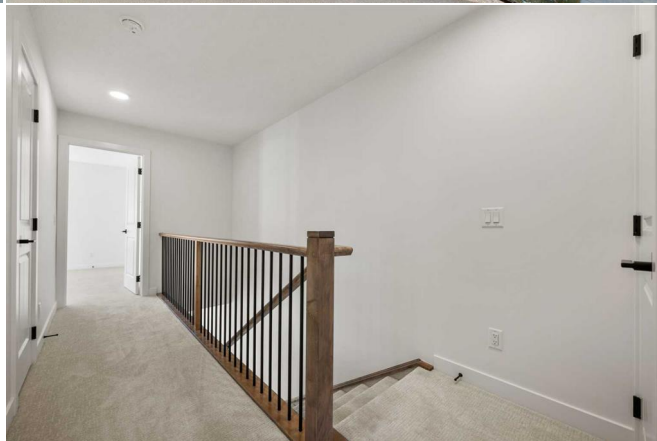
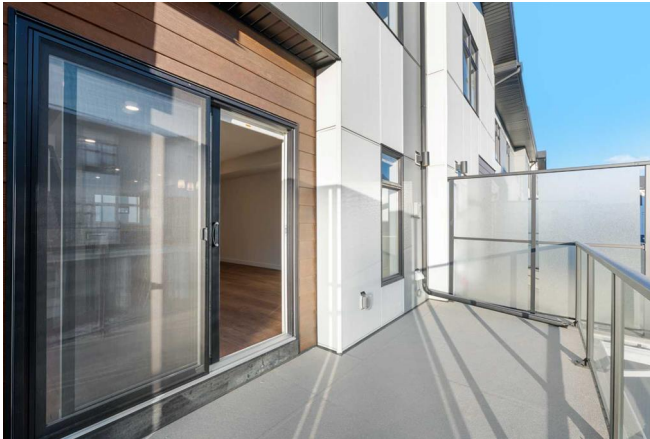
Pub Rmks: **Introducing the BRAND NEW Granville Townhouse by Trico Homes - a stylish and modern 2-bedroom, 2.5-bathroom residence meticulously designed for luxurious living. This stunning home has over \$35,000 in upgrades, ensuring you enjoy the finest in contemporary comfort and style. Step inside to discover a thoughtfully laid-out interior featuring double ensuites, each equipped with a double vanity for added convenience and elegance. The spacious tandem 2-car garage offers ample parking and storage solutions, making everyday living a breeze. The heart of the home is undoubtedly the chef's dream kitchen, complete with a pantry and fully upgraded appliances. The sleek black hardware and faucets throughout create a striking contrast, enhancing the modern aesthetic. For those warm days, you'll appreciate the comfort of air conditioning rough-ins and the convenience of gasline rough-ins, providing endless possibilities for outdoor cooking or heating. Step outside to the expansive full-width patio, perfect for entertaining guests or enjoying a quiet evening under the stars. Natural light floods the south-facing balcony, creating a bright and inviting atmosphere. The Refined Rustic aesthetic is beautifully complemented by luxury vinyl plank flooring across all three levels, providing both style and durability. The main floor also features a stylish powder room, complete with a vanity for guests. You can have peace of mind with the assurance of a comprehensive home warranty, ensuring your investment is protected. This impeccable townhouse is complete and ready for you to move in today. With only a 5% deposit required by the builder, this is an opportunity you won't want to miss. Experience modern living at its finest in the Granville townhouse by Trico Homes!**

Inclusions: **None**
Property Listed By: **eXp Realty**

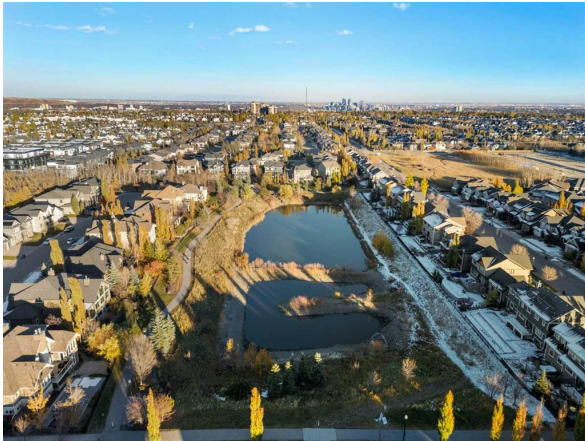
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













306-8235 8 Ave SW, Calgary, AB

Men's Floor Exterior Area 843.22 sq ft
Interior Area 581.05 sq ft



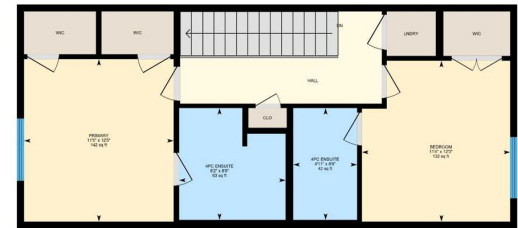
PREPARED: 2024/10/24



While regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

306-8235 8 Ave SW, Calgary, AB

Upper Floor Exterior Area 453.20 sq ft
Interior Area 592.52 sq ft



PREPARED: 2024/10/24



While regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

306-8235 8 Ave SW, Calgary, AB

Entry Exterior Area 132.03 sq ft
Interior Area 95.77 sq ft
Excluded Area 518.79 sq ft



PREPARED: 2004/10/04



While regions are excluded from total floor area in GMLSE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.