



THE
A-TEAM

**RE/MAX
FIRST**

3398 8 Avenue, Calgary T3C 3Y4

MLS®#: **A2175516**

Area: **Spruce Cliff**

Listing Date: **10/25/24**

List Price: **\$795,000**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,672**
Low Sqft:
Ttl Sqft: **1,672**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Aluminum Siding ,Cement Fiber Board,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Convection Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Tankless Water Heater,Washer**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	14`0" x 4`5"	Den	Lower	9`5" x 7`11"
Furnace/Utility Room	Lower	5`9" x 5`7"	Living Room	Main	14`0" x 14`0"
Kitchen	Main	13`6" x 10`10"	Dining Room	Main	11`5" x 10`2"
2pc Bathroom	Main	6`11" x 2`9"	Bedroom - Primary	Upper	11`7" x 10`11"
4pc Ensuite bath	Upper	12`1" x 6`2"	Bedroom	Upper	11`8" x 9`11"
Laundry	Upper	3`2" x 3`2"	4pc Bathroom	Upper	8`0" x 6`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$240

Fee Simple

TBV

Fee Freq:

Monthly

Legal Desc: 2411653

Remarks

Pub Rmks: **Step into this brand-new, luxury townhome where every detail is crafted for comfort and convenience. Imagine starting your mornings with coffee in hand on your sprawling rooftop patio, watching the sunrise over the city, or winding down with a sunset cocktail as you take in unobstructed 360-degree views of the skyline and nearby Shaganappi Golf Course. Inside, high-end finishes make every room feel special. The open-concept living space includes luxury vinyl plank flooring throughout—unique to this unit—and a cozy gas fireplace, perfect for movie nights. The kitchen is complete with high-end Whirlpool appliances and a dedicated deck just steps away for grilling. The private main-floor office, tucked away from the main living areas, makes working from home effortless and quiet. With 3 bedrooms or 2 bedrooms and a flexible office, there's room for everyone to spread out. Your east facing primary suite has an elegant ensuite and two custom built closets. Located just two blocks from the Westbrook C-Train station, commuting downtown is quick and hassle-free, and for those who prefer to drive, the attached single garage keeps your car secure and warm. Best of all, you're right across from Shaganappi Golf Course, so whether you're an avid golfer or just love green views, you'll always feel close to nature. This is a rare chance to own an inner-city oasis that combines luxury, location, and lifestyle.**

Inclusions: NA
Property Listed By: eXp Realty

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











