



THE
A-TEAM

**RE/MAX
FIRST**

8235 8 Avenue #203, Calgary T3H 6H2

MLS®#: **A2180009** Area: **West Springs** Listing Date: **11/21/24** List Price: **\$622,400**
 Status: **Active** County: **Calgary** Change: **-\$11k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **131,986 sqft**
 Lot Shape:

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

DOM

61
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,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	5`11" x 6`1"	Dining Room	Main	12`3" x 7`6"
Kitchen	Main	12`2" x 15`3"	Living Room	Main	15`11" x 14`5"
4pc Ensuite bath	Upper	8`6" x 4`11"	4pc Ensuite bath	Upper	8`6" x 8`2"
Bedroom	Upper	12`3" x 11`4"	Bedroom - Primary	Upper	12`5" x 11`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$217

Fee Simple
Fee Freq:
Monthly

M-G

Legal Desc: 2311107

Remarks

Pub Rmks: ****1 year condo fees PAID by builder - subject to closing by January 31, 2025** Welcome to the Granville townhouse by Trico Homes, a beautifully designed 2-bedroom, 2.5-bathroom home with a 2-car, tandem garage located in the heart of WestSprings. Offering luxurious living in a modern and stylish setting. This home features over \$22,000 in upgrades and is finished in the Refined Rustic Color Scheme, providing a warm, inviting atmosphere throughout. As you enter the home and head upstairs, you'll find a well-appointed 2-piece bathroom for convenience. Adjacent to this is the kitchen, which showcases stunning new brown cabinetry, a built-in microwave, stainless steel refrigerator, and dishwasher. The kitchen also includes a spacious island, perfect for additional counter space and meal preparation. The open floor plan flows seamlessly into the combined living and dining area, creating a versatile space for both relaxation and entertaining. Large windows allow natural light to flood the room, with direct access to a private balcony — an ideal spot for enjoying your morning coffee or hosting guests. On the second level, you'll find two generously sized bedrooms. The first bedroom offers versatility, making it perfect for a bedroom or a home office. A large window ensures the room feels bright and airy. A well-appointed 4-piece bathroom with quartz countertops and ample cabinet space is also located upstairs, providing both style and functionality. The spacious primary bedroom features two large windows that allow natural sunlight to fill the room. This serene space includes a 4-piece ensuite bathroom and extra storage space, ensuring all your needs are met in comfort. This home is equipped with additional features like an A/C rough-in, gasline rough-in, and a full-width design perfect for entertaining. With included blinds and all appliances, this home is ready for your immediate enjoyment. A comprehensive home warranty provides peace of mind, and the home is nearly complete, ready for you to move in by December 2024. The builder requires only a 5% deposit to secure this exceptional home. Located in West Springs this exceptional community offers the perfect balance of convenience and natural beauty. With nearby parks, walking paths, shopping centers, and a variety of restaurants, everything you need is just a short distance away. The community is also ideally located with easy access to Stoney Trail, making commuting to the city quick and hassle-free. Plus, you're just minutes from Calgary's Olympic Plaza, where you can enjoy outdoor activities like skiing during the winter months. Don't miss the chance to make West Springs your home. Book your showing today! *Note the colors and finishes in the photos may vary as the photos are of a completed unit***

Inclusions: None
Property Listed By: eXp Realty

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











