



THE
A-TEAM

**RE/MAX
FIRST**

8235 8 Avenue #207, Calgary T3H 6H2

MLS®#: **A2180028**

Area: **West Springs**

Listing Date: **11/21/24**

List Price: **\$632,400**

Status: **Pending**

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:

Access:

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

DOM

62
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
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 West Springs. This modern and stylish home offers luxurious living with over \$31,000 in upgrades that you have to see to believe. Walking in, you'll find a convenient 2-piece bathroom on the main floor. Adjacent to this is the kitchen, which showcases expansive cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The island is the heart of the kitchen with quartz countertops and a large prep space making it ideal for entertaining. The open-concept design seamlessly connects the living and dining areas, creating a flexible space for both relaxation and entertaining. Large windows flood the room with natural light, and the living area opens directly to a private balcony. Heading upstairs, you'll find two generously sized bedrooms. The first bedroom offers versatility and can serve as a guest room or home office, featuring a large window that brings in plenty of natural light. A well-appointed 4-piece bathroom, featuring quartz countertops and ample cabinet space, is conveniently located upstairs. The spacious primary bedroom offers a luxurious retreat, with two large windows that allow natural light to fill the room. This peaceful space includes a 4-piece ensuite bathroom and extra storage space, providing the perfect balance of comfort and functionality. Additional features of this home include an A/C rough-in and a gas line rough-in, providing opportunities for future customization. The open layout is perfect for entertaining, and the home comes with all appliances and included blinds, making it move-in ready. A comprehensive home warranty offers peace of mind, and this home is nearly complete with an anticipated move-in date of December 2024. The builder requires only a 5% deposit to secure this exceptional property. West Springs is a highly sought-after community that blends convenience with beautiful mountain views. With nearby parks, walking paths, shopping centers, and a variety of restaurants, everything you need is just a short distance away. The community offers quick access to Stoney Trail, making commuting to the city effortless. Additionally, you're just minutes from Calgary's Olympic Plaza, where you can enjoy outdoor activities such as skiing during the winter months. Don't miss out on the chance to make this stunning townhouse in West Springs your new 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











