



THE
A-TEAM

**RE/MAX
FIRST**

8235 8 Avenue #110, Calgary T3H6H2

MLS®#: **A2184673**

Area: **West Springs**

Listing Date: **12/29/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **1,400**
Low Sqft:
Ttl Sqft: **1,400**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Open Floorplan,Quartz Counters,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`8" x 8`11"
2pc Bathroom	Upper	6`5" x 5`7"
Dining Room	Upper	15`0" x 9`7"
Bedroom - Primary	Third	11`0" x 10`6"
4pc Ensuite bath	Third	5`6" x 8`10"
3pc Ensuite bath	Third	7`8" x 5`6"

Room	Level	Dimensions
Den	Main	9`11" x 8`11"
Kitchen	Upper	8`3" x 13`5"
Living Room	Upper	15`0" x 16`9"
Walk-In Closet	Third	13`3" x 4`7"
Bedroom - Primary	Third	11`0" x 10`6"
Laundry	Third	3`8" x 3`10"

Legal/Tax/Financial

Condo Fee:
\$202

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **PLAN 4740 AK**

Remarks

Pub Rmks: **Welcome to the EMERSON townhouse by Trico Homes, a stunning 2-bedroom plus a Den, 2.5-bathroom residence featuring a main-floor den and a tandem car garage, nestled in the heart of West Springs. This contemporary home has a lot of luxurious upgrades, making it a must-see. Upon entering, you'll find a good size den area on the first level, you can make it as your home office or small guest room. going up to the second floor, you will find a convenient 2-piece bathroom . Adjacent to it, the modern kitchen impresses with ample cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting space perfect for both relaxation and entertaining. Large windows fill the room with natural light, and the living area opens onto a spacious private huge balcony. The third floor features two generously sized master bedrooms. One bedroom is ideal as a guest room with a large window that invites plenty of natural light. A stylish 3 piece bathroom with quartz countertops. The primary bedroom provides a serene retreat, enhanced by a large windows and a luxurious 4-piece ensuite with his & her walk-in closer, perfectly blending comfort and functionality. This home is future-ready with A/C rough-in and comes complete with all appliances and included blinds, making it move-in ready. this great brand new townhouse Located in the sought-after community of West Springs, you'll enjoy the perfect balance of convenience and scenic mountain views. Nearby amenities include parks, walking paths, shopping centers, restaurants and highly rated public and private schools. , With quick access to Stoney Trail, commuting is a breeze. Additionally, you're just minutes from Calgary's Olympic Plaza, where you can enjoy outdoor activities like skiing in the winter months. Don't wait to call this exceptional townhouse in West Springs your new home. Schedule your showing today!**

Inclusions: **NONE**
Property Listed By: **Skyrock**

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











