



THE
A-TEAM

**RE/MAX
FIRST**

8163 8 Avenue, Calgary T3H 6B1

MLS®#: **A2198568**

Area: **West Springs**

Listing Date: **03/06/25**

List Price: **\$852,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,843**
Low Sqft:
Ttl Sqft: **1,843**

See Remarks
Double Garage Attached

DOM

4

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Utilities and Features

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

Construction: **Brick,Composite Siding,See Remarks**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:
See Remarks

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	14`3" x 19`2"	Kitchen	Second	13`5" x 15`7"
Dining Room	Second	11`1" x 13`10"	2pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Third	11`10" x 11`4"	Bedroom	Third	10`1" x 9`5"
Bedroom	Third	10`5" x 9`5"	Laundry	Third	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"	Foyer	Main	13`6" x 7`8"
Bedroom	Main	10`5" x 11`2"	4pc Ensuite bath	Third	9`6" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$293

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RG

Legal Desc: **2411647**

Remarks

Pub Rmks: **District Towns by TRUMAN - Experience upscale living in this stunning 3-Bedroom Townhome, ideally located in the growing and vibrant West District. Surrounded by parks, pathways, and premium shopping, this dynamic neighborhood offers both convenience and community. This beautifully crafted residence features 3 spacious Bedrooms, 2.5 luxurious Bathrooms, and an attached Double Heated Garage. On the main floor, you'll find a versatile Flex Room perfect for a home office. Inside, elegant finishes abound, including sleek wide plank flooring and soaring ceilings that enhance the open-concept design. The Kitchen is a culinary masterpiece with Full-Height Cabinetry, Soft-Close Doors, Gas Range, Fridge, Built in Microwave, and a convenient Pantry. The large Eat-Up Bar, accented with Quartz countertops, is ideal for casual dining or entertaining guests. The Primary Suite is a private oasis, boasting a generous walk-in closet and a 3-piece Ensuite. The upper floor also includes two additional Bedrooms, a stylish 4-piece Main Bathroom, and the convenience of an upper-floor laundry. Bright, airy, and move-in ready, District Towns offer a sophisticated lifestyle where you can truly live better. Don't miss your chance to own this remarkable home! Photo Gallery of Similar Home***

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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





