



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1760 8 Avenue #4, Calgary T2N 1C2**

MLS®#: **A2200935**

Area: **Hounsfield  
Heights/Briar Hill**

Listing **03/18/25**  
Date:

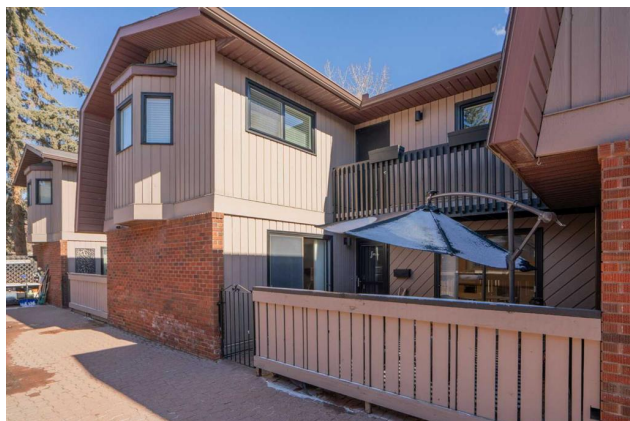
List Price: **\$598,895**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1986**

Finished Floor Area  
Abv Sqft: **1,470**  
Low Sqft:  
Ttl Sqft: **1,470**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Assigned,Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Private Entrance,Uncovered  
Courtyard**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Double Vanity,Smart Home,Storage,Walk-In Closet(s),Wired for Sound,Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 13`11"
Kitchen	Main	19`8" x 16`3"
2pc Bathroom	Main	7`1" x 5`1"
Bedroom - Primary	Upper	13`11" x 11`9"
4pc Ensuite bath	Upper	9`8" x 5`1"
Bedroom	Upper	15`6" x 7`11"

Room	Level	Dimensions
Bedroom	Upper	12`0" x 8`0"
4pc Bathroom	Upper	7`5" x 5`1"
Den	Basement	10`4" x 9`0"
Storage	Basement	17`10" x 9`0"
Furnace/Utility Room	Basement	9`8" x 5`3"

Legal/Tax/Financial

Condo Fee:  
**\$696**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **8710096**

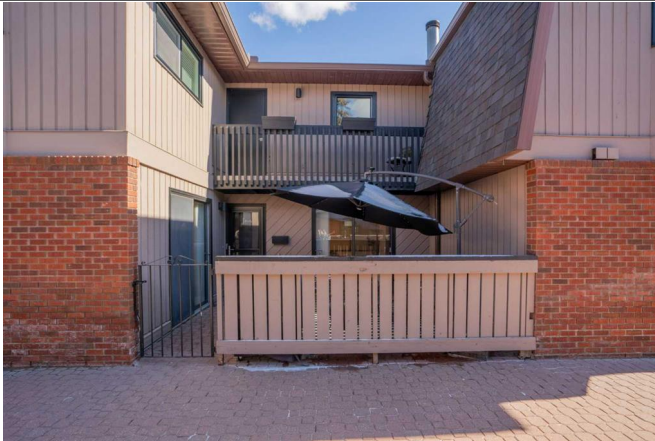
Remarks

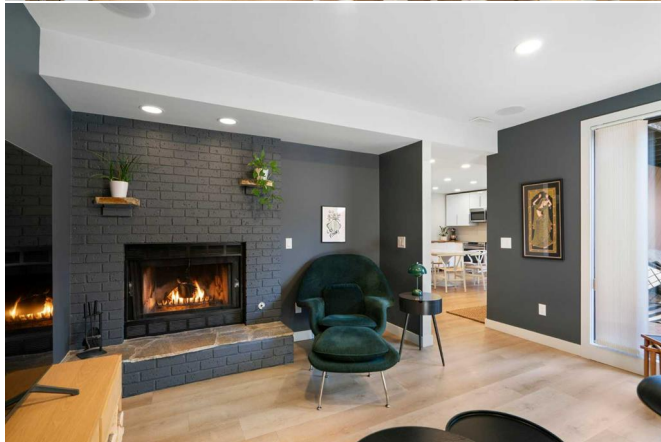
Pub Rmks: **4, 1760 8 Avenue NW | Location Location Location! | Stunning Newly Renovated Three Bedroom, Three Bathroom Townhouse In A Fantastic Neighborhood | Over 1400 Sq Ft Of Modern Elegance With Timeless Charm | Beautiful Wood Burning Brick Fireplace In The Living Room | Brand New Kitchen With Stylish Finishes & Stainless Steel Appliances | Generous Sized Bedrooms With Ample Natural Light | Two Convenient, Secure Parking Spaces Right Outside The Lower Level Storage Area | This Home Is A "Smart Home", It Has Smart Switches In Some Of The Rooms, Extra Access Points Wired Into The Ceilings On The Top & Main Floor, Smart Thermostat, & Has Speakers Installed In The Living Room Ceiling | All Are HomeKit Compatible (Controlled From Siri On iOS) | Steps To North Hill C-Train Station, Popular Riley Park, The Bow River Pathways & Trendy Shops & Restaurants In Kensington | Amenities Such As North Hill Mall & Market Mall Are Conveniently Nearby | Proximity To Downtown, McMahon Stadium, Foothills Hospital, & The Alberta Children's Hospital Further Enhances The Home's Desirability | Condo Fees of \$695.72 Include Common Area Maintenance, Snow Removal, & Reserve Fund Contributions | PETS Allowed Subject to Board Approval**

Inclusions: **Fridge and Upright Freezer in Basement Storage Room**

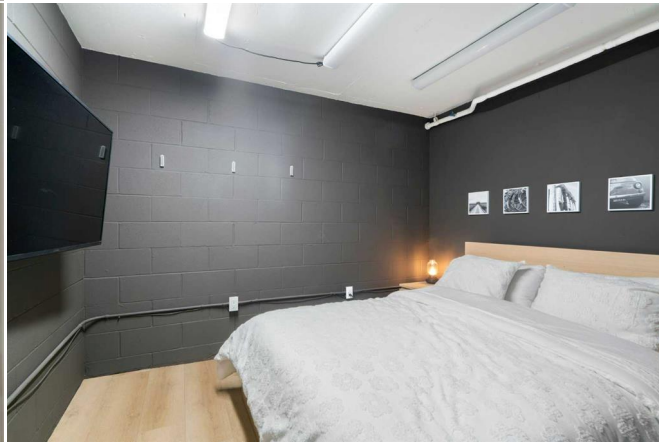
Property Listed By: **Real Broker**

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











**1760 8 Avenue Northwest**  
 Calgary, Alberta, T2N 1C2  
 Commute to **Downtown Calgary**

8 min 25 min 14 min 48 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

[More about 1760 8 Avenue Northwest: #P](#)

	<b>81</b> <b>Very Walkable</b> Most errands can be accomplished on foot.
	<b>64</b> <b>Good Transit</b> Many nearby public transportation options.
	<b>94</b> <b>Biker's Paradise</b> Daily errands can be accomplished on a bike.

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