



# 8235 8 Avenue Calgary Alberta

\$636,132

Welcome to the Granville townhouse by Trico Homes, a stunning residence offering 2 bedrooms and 2.5 bathrooms, each bedroom featuring its own double ensuite for ultimate convenience. The tandem 2-car garage provides ample parking. The kitchen is a chef's dream, complete with a pantry and fully upgraded appliances. Enjoy the comfort of A/C rough-in and the outdoor convenience of a gasline rough-in for your patio. The expansive full-width patio, measuring 17 feet wide by 7 feet deep, is perfect for entertaining or relaxing. The home comes move-in ready with blinds and all appliances included, and it is protected under warranty for peace of mind. The ensuite bathroom boasts a luxurious double vanity, while the south-facing balcony fills the home with natural light. The dark and moody color palette creates a sophisticated ambiance, enhanced by upgraded cabinets, luxury vinyl plank flooring on all three levels, and sleek black hardware and faucets. Photos are representative. (id:6769)

Great room 12.42 Ft x 9.33 Ft  
Dining room 12.42 Ft x 11.42 Ft  
Kitchen 9.67 Ft x 14.25 Ft  
2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.83 Ft x 12.42 Ft  
Bedroom 12.42 Ft x 10.50 Ft

Listing Presented By:



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**Mirror**

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