



# 8235 8 Avenue Calgary Alberta

\$642,295

Welcome to the Granville townhouse by Trico Homes, a refined rustic retreat featuring 2 bedrooms and 2.5 bathrooms, each bedroom with its own ensuite for ultimate privacy and convenience. The tandem 2-car garage provides ample parking space, while the upgraded kitchen includes a pantry and gas range. Entertaining is a breeze with a 17-foot wide, 7-foot deep south-facing balcony, complete with gasline rough-in for a patio grill. Enjoy the convenience of upper floor laundry and the elegance of black hardware and faucets throughout. The home also boasts a double vanity in the primary ensuite, a vanity in the powder room, and comes fully equipped with blinds and all appliances. With A/C rough-in and a warranty coverage, this home offers both comfort and peace of mind. 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**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca