



## 8235 8 Avenue Calgary Alberta

\$630,341

Introducing the Granville townhouse by Trico Homes, a stylish and modern 2-bedroom, 2.5-bathroom home designed for luxurious living. This residence features double ensuites, each with a double vanity, and a tandem 2-car garage. The kitchen is a chef's dream with a pantry and fully upgraded appliances, complemented by black hardware and faucets throughout. Enjoy the comfort of A/C and gasline rough-ins, a spacious full-width patio perfect for entertaining, and the added convenience of included blinds and all appliances. The south-facing balcony offers ample natural light, while the Dark and Moody Standard aesthetic is enhanced by LVP flooring on all three levels. A vanity in the powder room and the assurance of a comprehensive home warranty complete this impeccable offering. 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:



Originally Listed by:  
Bode Platform Inc.

<http://www.bodecanada.com/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net