



828 8 Avenue Calgary Alberta

\$950,000

****ATTENTION FIRST-TIME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire Today!** With 4 upper-level units, and 4 lower-level units, this modern townhome project is sure to impress, with time still left to upgrade or customize! This listing includes TWO titled units: one upper-level 2-storey unit (#7) featuring 1,020 sq ft, with 2 beds, 2.5 baths, and a single detached garage, PLUS one lower-level unit directly below (#2) boasting a sunny main floor plus a FULLY FINISHED BASEMENT totalling over 900 sq ft of developed living space, with 2 beds & 2.5 baths. Live in one and rent the other, or combine both for personal use and have a 4-bedroom townhome with 1,950+ sq ft of living space! Both units feature sunny and bright open-concept living space, with sleek luxury vinyl plank (LVP) flooring and large windows. The fully equipped modern kitchens boast dual-tone slab-style cabinetry, quartz countertops, and Samsung stainless steel appliances, including a French-door refrigerator and a ceramic-top stove. Completing the main floor of both units is a spacious dining area perfect for family meals and entertaining, a living room with large windows for ample natural light and a stylish 2-piece powder room. The upper-unit level (#7) features a lacquered spindled railing leading to the upper floor, where 2 bedrooms, each with its own ensuite, await! Both ensuites feature a tiled tub/shower combo, and vanities with quartz counters. The lower-unit level (#2) with a fully developed basement features 2 bedrooms and 2 full bathrooms. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/shower combos. Plus, both units feature a convenient in-suite laundry closet with a stacked washer/dryer. Stylish and durable, the exterior features Hardie Board and Smart Board detailing, and brushed concrete steps and walks. Long favou...

Living room 11.67 Ft x 10.25 Ft

Kitchen 10.33 Ft x 8.00 Ft

Dining room 12.33 Ft x 9.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.33 Ft x 9.00 Ft

Bedroom 10.83 Ft x 10.25 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Bedroom 11.00 Ft x 9.92 Ft

Bedroom 11.08 Ft x 9.25 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 11.83 Ft x 9.00 Ft

Kitchen 9.92 Ft x 8.33 Ft

Dining room 10.17 Ft x 7.50 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.urbanupgrade.ca/>

RE/MAX®

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

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

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