



1760 8 Avenue Calgary Alberta

\$598,895

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 (id:6769)

Den 10.33 Ft x 9.00 Ft
Storage 17.83 Ft x 9.00 Ft
Furnace 9.67 Ft x 5.25 Ft
Living room 17.17 Ft x 13.92 Ft
Kitchen 19.67 Ft x 16.25 Ft
2pc Bathroom 7.08 Ft x 5.08 Ft

Bedroom 12.00 Ft x 8.00 Ft
4pc Bathroom 7.42 Ft x 5.08 Ft
Primary Bedroom 13.92 Ft x 11.75 Ft
4pc Bathroom 9.67 Ft x 5.08 Ft
Bedroom 15.50 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.dericburton.com/>



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