



## 3398 8 Avenue Calgary Alberta

\$795,000

Step into this brand-new, luxury townhome where every detail is crafted for comfort and convenience. Imagine starting your mornings with coffee in hand on your sprawling rooftop patio, watching the sunrise over the city, or winding down with a sunset cocktail as you take in unobstructed 360-degree views of the skyline and nearby Shaganappi Golf Course. Inside, high-end finishes make every room feel special. The open-concept living space includes luxury vinyl plank flooring throughout--unique to this unit--and a cozy gas fireplace, perfect for movie nights. The kitchen is complete with high-end Whirlpool appliances and a dedicated deck just steps away for grilling. The private main-floor office, tucked away from the main living areas, makes working from home effortless and quiet. With 3 bedrooms or 2 bedrooms and a flexible office, there's room for everyone to spread out. Your east facing primary suite has an elegant ensuite and two custom built closets. Located just two blocks from the Westbrook C-Train station, commuting downtown is quick and hassle-free, and for those who prefer to drive, the attached single garage keeps your car secure and warm. Best of all, you're right across from Shaganappi Golf Course, so whether you're an avid golfer or just love green views, you'll always feel close to nature. This is a rare chance to own an inner-city oasis that combines luxury, location, and lifestyle. (id:6769)

Foyer 14.00 Ft x 4.42 Ft  
Den 9.42 Ft x 7.92 Ft  
Furnace 5.75 Ft x 5.58 Ft  
Living room 14.00 Ft x 14.00 Ft  
Kitchen 13.50 Ft x 10.83 Ft  
Dining room 11.42 Ft x 10.17 Ft

2pc Bathroom 6.92 Ft x 2.75 Ft  
Primary Bedroom 11.58 Ft x 10.92 Ft  
4pc Bathroom 12.08 Ft x 6.17 Ft  
Bedroom 11.67 Ft x 9.92 Ft  
Laundry room 3.17 Ft x 3.17 Ft  
4pc Bathroom 8.00 Ft x 6.17 Ft

Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

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