

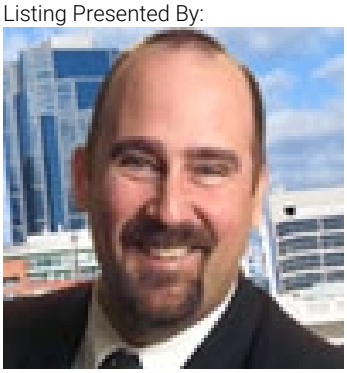
8235 8 Avenue Calgary Alberta

$576,900

OPEN HOUSE - Saturday and Sunday from 1-4PM Welcome to #315, 8235 8 Avenue SW, a beautifully designed home offering modern finishes, thoughtful functionality, and OVER $18,000 IN UPGRADES INCLUDED IN THE PRICE in Calgary's desirable southwest. Featuring an OVERSIZED SINGLE ATTACHED GARAGE, SOUTH-FACING EXPOSURE, OVERSIZED BALCONY, AND DEDICATED OFFICE SPACE UPON ENTRY, this home combines contemporary style with everyday convenience.Step inside to a welcoming entry level featuring a versatile OFFICE SPACE, ideal for working from home or studying. The OVERSIZED SINGLE ATTACHED GARAGE provides convenient parking with additional room for storage. The bright and inviting main living level features an open-concept layout enhanced by the home's SOUTH-FACING EXPOSURE, allowing natural light to fill the interior. The beautifully appointed kitchen showcases UPGRADED QUARTZ COUNTERTOPS AND BACKSPLASHES THROUGHOUT, creating a sophisticated, contemporary appearance. Generous cabinetry, ample preparation space, and a functional design make the kitchen ideal for everyday cooking and entertaining. The adjoining dining and living areas flow seamlessly together, creating a welcoming space for relaxing or gathering with family and friends.One of the standout features is the OVERSIZED SOUTH-FACING BALCONY, providing a wonderful extension of the living space. Whether enjoying your morning coffee, relaxing in the sunshine, or entertaining guests, this outdoor retreat offers the perfect setting. A convenient GAS LINE TO THE BALCONY adds functionality for outdoor cooking and summer barbecues.Additional features include ALL APPLIANCES, INCLUDING WASHER AND DRYER, ALL WINDOW COVERINGS, AND AIR CONDITIONING ROUGH-IN for future cooling options. With OVER $18,000 IN UPGRADES ALREADY INCLUDED IN THE PRICE, this home offers exceptional value and thoughtful conveniences throughout.Living in CAL...

2pc Bathroom 6.08 Ft x 6.17 Ft
Kitchen 9.50 Ft x 15.50 Ft
Living room 16.17 Ft x 21.92 Ft
4pc Bathroom 8.67 Ft x 4.83 Ft
4pc Bathroom 8.75 Ft x 8.25 Ft
Bedroom 12.42 Ft x 11.42 Ft
Primary Bedroom 12.50 Ft x 11.58 Ft
Den 11.08 Ft x 9.33 Ft
Furnace 3.33 Ft x 10.17 Ft

Listing Presented By:



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