



# 828 8 Avenue Calgary Alberta

\$925,000

**\*\*OPEN HOUSE THIS WEEKEND: SATURDAY, MARCH 14 & SUNDAY, MARCH 15 FROM 12 PM-4 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* BRAND NEW, MOVE-IN-READY TOWNHOME PROJECT FOR SALE IN RENFREW! With 4 upper-level units, and 4 lower-level units, this modern townhome project is sure to impress! 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 modern 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 (#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 c...**

Living room 11.33 Ft x 10.25 Ft

Kitchen 10.92 Ft x 10.33 Ft

Dining room 8.50 Ft x 8.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.33 Ft x 10.25 Ft

Primary Bedroom 13.42 Ft x 9.42 Ft

Bedroom 11.58 Ft x 9.08 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 11.67 Ft x 8.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 13.25 Ft x 9.33 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Kitchen 9.08 Ft x 8.42 Ft

Dining room 10.25 Ft x 7.58 Ft

2pc Bathroom Measurements not available