

\$565,000 - 4007 8 Avenue Sw, Calgary

MLS® #A2110659

\$565,000

2 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to this modern luxury townhome boasting one of a kind features. Stepping inside the front living area you will find massive custom windows that flood the space with natural light. The 10 ft ceilings, 8 ft wood doors and glass feature in the stairwell create an open concept design. The kitchen is equipped with Fisher Paykel appliances, including a gas range, refrigerator, and dishwasher. Additional features include quartz countertops, a kitchen island with seating, and custom wood cabinetry running all the way to the ceiling. Large windows allow ample light into the kitchen and dining area. Completing the main floor is a bathroom and a private fully fenced rear patio. Upstairs, you'll discover two spacious bedrooms, each with its own ensuite bathroom. The primary bedroom features a massive window, a large walk in closet, double sink vanity, floor to ceiling tiling and a bathtub. The second bedroom boasts a bright south-facing window, a spacious closet, and a full bathroom with floor-to-ceiling tiling and a shower. The basement is partially finished, allowing room for your finishing touches. This home comes with a host of unique features, including LED custom lighting, solar panels on the garage, a subpanel for electric vehicles, wide plank engineered hardwood, custom windows, a NEST thermostat, and premium Grohe/Blanco plumbing fixtures. This townhome is situated on a quiet street overlooking green space. With easy access to Bow Trail, you can commute downtown in



under 10 minutes. The community of Rosscarrock also provides ample shopping, schools, parks and access to c-train and transit.

Built in 2018

Essential Information

MLS® #	A2110659
Price	\$565,000
Sold Price	\$592,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4007 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1N9

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Flat
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 6th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.