

# \$630,000 - 303, 8235 8 Avenue Sw, Calgary

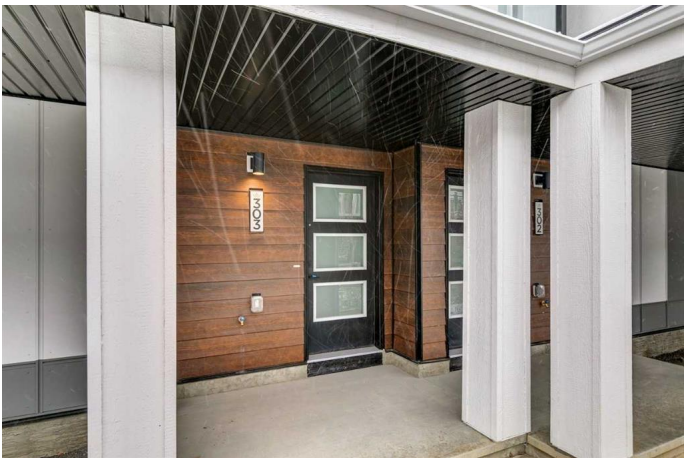
MLS® #A2149065

## \$630,000

2 Bedroom, 3.00 Bathroom, 1,425 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover the Granville townhouse by Trico Homes, a refined rustic gem with 2 bedrooms and 2.5 baths, each bedroom boasting its own ensuite complete with double vanities. This fully upgraded home features a tandem 2-car garage, a thoughtfully designed kitchen with added pantry, upgraded cabinets, and built-in upgraded appliances. Comfort is ensured with A/C rough-in, while the full-width patios, including a 17-foot wide south-facing balcony with gasline rough-in, offer perfect outdoor living spaces. The stylish interior is adorned with black hardware and faucets, and includes a convenient vanity in the powder room and upper floor laundry. All appliances and blinds are included, and the home is backed by warranties.. Photos are representative.



Built in 2024

## Essential Information

MLS® #	A2149065
Price	\$630,000
Sold Price	\$630,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2024

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	303, 8235 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	Stone Counters, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Range, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2024
Date Sold	November 13th, 2024
Days on Market	120
Zoning	TBD
HOA Fees	0.00

**Listing Details**

Listing Office                      Bode Platform Inc.

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