

\$635,900 - 304, 8235 8 Avenue Sw, Calgary

MLS® #A2149067

\$635,900

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

West Springs, Calgary, Alberta

Welcome to the Granville townhouse by Trico Homes, a stunning residence offering 2 bedrooms and 2.5 bathrooms, each bedroom featuring its own double ensuite for ultimate convenience. The tandem 2-car garage provides ample parking. The kitchen is a chef’s dream, complete with a pantry and fully upgraded appliances. Enjoy the comfort of A/C rough-in and the outdoor convenience of a gasline rough-in for your patio. The expansive full-width patio, measuring 17 feet wide by 7 feet deep, is perfect for entertaining or relaxing. The home comes move-in ready with blinds and all appliances included, and it is protected under warranty for peace of mind. The ensuite bathroom boasts a luxurious double vanity, while the south-facing balcony fills the home with natural light. The dark and moody color palette creates a sophisticated ambiance, enhanced by upgraded cabinets, luxury vinyl plank flooring on all three levels, and sleek black hardware and faucets. Photos are representative.



Built in 2024

Essential Information

MLS® #	A2149067
Price	\$635,900
Sold Price	\$630,960
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	304, 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	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
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 15th, 2024
Date Sold	September 16th, 2024
Days on Market	63
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office Bode Platform Inc.

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