



**GRASSROOTS**

REALTY GROUP

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2 & 7, 828 8 Avenue NE  
Calgary, Alberta

MLS # A2287693



**\$880,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,559 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Second Dishwasher, Second Microwave, Second Refrigerator, Second Stove(s), Second Washer/Dryer Stacked

BRAND NEW, MOVE-IN READY TOWNHOME PROJECT IN RENFREW! Perfect for a savvy investor, this townhome project is AIRBNB FRIENDLY, plus first-time home buyers could qualify for up to a 100% GST REBATE\* on their purchase! 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 concrete steps and walks. Long favoured by families, Renfrew is a tranquil community full of tree-lined streets and park space, featuring multiple schools such as Children's Village School, Colonel Macleod School, St. Alphonsus School, and Stanley Jones School, along with sports fields and parks. The Renfrew Community Association is located just adjacent to this property, offering another playground and an ice rink in the winter - there is little need to venture outside the area! This neighbourhood is surrounded by numerous shopping and dining options, including Diner Deluxe, Boogie's Burgers, and more, in the neighbouring community of Bridgeland. Enjoy convenient access to Calgary's downtown core and major roadways for quick travel around the city. \*Interior photos are images of the show home, this unit may vary slightly \*Buyers must qualify for the GST rebate program, enquire for details. \*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS FOR ALL AVAILABLE UNITS!\*