



GRASSROOTS
REALTY GROUP

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2, 828 8 Avenue NE
Calgary, Alberta

MLS # A2324395



\$350,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	473 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: None

****EFFECTIVE PRICING OF JUST \$333,333 FOR BUYERS WHO QUALIFY FOR THE NEW GST REBATE!**** Incredible opportunity for this BRAND NEW, MOVE-IN READY TOWNHOME IN RENFREW! Perfect for a savvy investor, this townhome project is AIRBNB FRIENDLY - a rare opportunity for a townhome. This lower-level unit boasts a sunny main floor plus a FULLY FINISHED BASEMENT totalling over 900 sq ft of developed living space, including 2 beds & 2.5 baths. The main floor showcases luxury vinyl plank flooring, and an open-concept layout with a central kitchen boasting 2-tone slab-style cabinetry, tiled backsplash, quartz countertops, a central island with bar seating, and stainless-steel Samsung appliances, including a French-door refrigerator and ceramic top stove. The adjoining living and dining areas provide a comfortable setting for meals or unwinding after a long day, while a stylish 2-piece powder room completes the main level. Downstairs, 2 spacious bedrooms, each with a 4-piece ensuite, await. Both bathrooms feature tiled flooring, quartz vanities, and a tub/shower combo. Completing this lower level is a laundry closet with a stacked washer/dryer. Stylish and durable, the exterior features Hardie Board and Smart Board detailing, as well as brushed concrete steps and walks. Located in the heart of Renfrew, a tranquil inner-city community filled with tree-lined streets and green spaces. Enjoy being steps from ample parks, playing fields, and the Renfrew Community Association, which includes a playground and seasonal ice rink. Plus, you are just minutes from the vibrant dining and shopping scene of neighbouring Bridgeland! Offering quick access to Calgary's downtown core and major roadways, this townhome project blends inner-city convenience with the ease of a lock-and-leave lifestyle. *Buyers must qualify for the GST rebate

program, enquire for details. *VISIT MULTIMEDIA LINK FOR FULL PROJECT DETAILS INCLUDING FLOORPLANS AND AVAILABLE UNITS!*