



7, 828 8 Avenue NE
Calgary, Alberta

MLS # A2324415



\$485,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,087 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: None

EFFECTIVE PRICE OF JUST \$461,904 FOR FIRST TIME BUYERS WHO QUALIFY FOR THE NEW GST REBATE!* Incredible opportunity for a BRAND NEW, MOVE-IN READY TOWNHOME IN RENFREW! Perfect for a savvy investor, this townhome project is AIRBNB FRIENDLY, a rare feature for a townhome! This upper-level unit boasts over 1,000 sq ft, with 2 beds, 2.5 baths, a single detached garage, and DOWNTOWN VIEWS! The bright main floor showcases luxury vinyl plank flooring, and an open-concept layout. The modern kitchen boasts quartz countertops, breakfast 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. A large window overlooks the downtown city skyline, a great view both day and night. A stylish 2-piece powder room completes the main level. Upstairs, you'll find 2 bright and spacious bedrooms, each with a 4-piece ensuite featuring tiled flooring, quartz counters, and a tub/shower combo. The spacious front bedroom offers fantastic downtown views and a private balcony area. Completing this upper 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. This property is perfectly 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, enjoy being just minutes from the vibrant dining and shopping scene of neighbouring Bridgeland, and 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. *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 PROJECT DETAILS INCLUDING VIRTUAL TOURS AND FLOORPLANS, AND INFO ON AVAILABLE UNITS!*