



GRASSROOTS
REALTY GROUP

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213, 118 8 Street NE
Calgary, Alberta

MLS # A2326902



\$489,900

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks, Views		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 802
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to elevated inner-city living in the heart of one of Calgary's most vibrant and walkable neighbourhoods. Thoughtfully updated and beautifully maintained, this sophisticated townhome offers the perfect balance of style, comfort, and convenience, all just steps from the city's best restaurants, boutique shopping, cafés, the C-Train, and the picturesque Bow River pathways. With one of the highest walkability scores in Calgary, every amenity is at your doorstep, creating an effortless urban lifestyle. Designed with both everyday living and entertaining in mind, the bright and open-concept main level is filled with natural light from expansive south facing windows and soaring ceilings. The updated kitchen features refreshed finishes, a brand-new stove, an updated dishwasher, stainless steel appliances, and granite countertops, seamlessly connecting to the inviting living and dining spaces. Fresh paint touch-ups throughout and a newly stained exterior patios enhance the home's polished presentation, while three private outdoor retreats—including balconies and an incredible rooftop terrace—offer exceptional spaces to relax or host friends. Ascend to the expansive rooftop patio, where you'll enjoy one of the most spectacular outdoor entertaining spaces in the area, complete with beautiful city views and endless sunshine. The upper level offers two generously sized bedrooms, each with its own private ensuite, creating an ideal layout for professionals, guests, or roommates with the same floor laundry. Custom built-in closet systems provide both elegance and exceptional organization. The heated underground parking, assigned storage locker and the security of a well-maintained, energy efficient LEED building complete this impressive offering. Combining thoughtful upgrades, multiple outdoor living spaces, and an

unbeatable location, this is a rare opportunity to experience the very best of Calgary's urban lifestyle. Welcome Home!