



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8, 828 8 Avenue NE
Calgary, Alberta

MLS # A2350970

\$490,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: None

****OPEN HOUSE: SATURDAY, OCTOBER 17, 12 PM - 3 PM**** ***EFFECTIVE PRICE OF JUST \$466,666 for first time buyers who qualify for the new GST Rebate!*** ***LAST UPPER UNIT REMAINING!*** ***END UNIT LOCATION!*** Brand new, move-in ready Urban Multi-level Home in Renfrew, offering nearly 1,100 sq ft of total developed living space, with 2 beds, 2.5 baths, a detached single garage and DOWNTOWN VIEWS! The sun-drenched first floor boasts sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows throughout. The open-concept kitchen is a standout feature, equipped with modern cabinetry, tiled backsplash, quartz countertops including a breakfast bar, and a stainless-steel Samsung appliance package 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, PLUS INFO ON AVAILABLE UNITS!*