

1-833-477-6687 aloha@grassrootsrealty.ca

## 3, 828 8 Avenue NE Calgary, Alberta

MLS # A2211739



\$425,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	517 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	-		
Lot Feat:	Corner Lot		

**Heating:** Water: Forced Air Sewer: Floors: Tile, Vinyl Plank Roof: Condo Fee: \$ 265 Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Cement Fiber Board, Concrete, Wood Frame H-GO Foundation: **Poured Concrete Utilities:** 

Features: Open Floorplan, See Remarks

Inclusions: N/A

\*\*ATTENTION FIRST-TIME BUYERS: You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more!\*\* BRAND NEW TOWNHOME PROJECT COMING SOON TO RENFREW! With 4 upper-level units, and 4 lower-level units, this modern townhome project is sure to impress, with time still left to upgrade or customize! This lower-level unit boasts a sunny main floor plus a FULLY FINISHED BASEMENT totalling over 900 sq ft of developed living space, with 2 beds & 2.5 baths. The main floor showcases luxury vinyl plank flooring, and an open-concept layout with 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 dining area and living room provide the perfect family mealtime and entertaining setting, while a stylish 2-piece powder room completes the main level. Downstairs, 2 spacious bedrooms and 2 full bathrooms await. Both of these 4-piece bathrooms feature a tiled tub/shower combo, and vanities with quartz counters. Completing the basement is a convenient 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 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

