

**7, 828 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2287809**



**\$500,000**

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

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

**Inclusions:** None

**\*EFFECTIVE PRICE OF JUST \$476,190 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, plus a single detached garage. The main floor showcases luxury vinyl plank flooring, and an open-concept layout with a central kitchen boasting tiled backsplash, quartz countertops, 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. Upstairs, 2 spacious bedrooms, each with a 4-piece ensuite, await. Both bathrooms feature tiled flooring, quartz vanities, and a tub/shower combo. The spacious primary bedroom features a private balcony overlooking the residential street and downtown. 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. 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 DETAILS & FLOORPLANS FOR ALL AVAILABLE UNITS!\*