

# \$950,000 - 2 & 7, 828 8 Avenue Ne, Calgary

MLS® #A2228728

## \$950,000

4 Bedroom, 6.00 Bathroom, 1,539 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

**\*\*ATTENTION FIRST-TIME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire Today!\*\* 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 listing includes TWO titled units: one upper-level 2-storey unit (#7) featuring 1,020 sq ft, with 2 beds, 2.5 baths, and a single detached garage, PLUS one lower-level unit directly below (#2) boasting a sunny main floor plus a FULLY FINISHED BASEMENT totalling over 900 sq ft of developed living space, with 2 beds & 2.5 baths. Live in one and rent the other, or combine both for personal use and have a 4-bedroom townhome with 1,950+ sq ft of living space! Both units feature sunny and bright open-concept living space, with sleek luxury vinyl plank (LVP) flooring and large windows. The fully equipped modern kitchens boast dual-tone slab-style cabinetry, quartz countertops, and Samsung stainless steel appliances, including a French-door refrigerator and a ceramic-top stove. Completing the main floor of both units is a spacious dining area perfect for family meals and entertaining, a living room with large windows for ample natural light and a stylish 2-piece powder room. The upper-unit level (#7) features a lacquered spindled railing leading to the upper floor, where 2 bedrooms, each with its own ensuite, await! Both ensuites feature a tiled tub/shower combo, and vanities with quartz counters. The lower-unit level (#2)



with a fully developed basement features 2 bedrooms and 2 full bathrooms. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/shower combos. Plus, both units feature a convenient in-suite 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 to 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 shopping and dining options, including Diner Deluxe, Boogie's Burgers, and more, in the neighbouring community of Bridgeland. Enjoy convenient access to Calgary's downtown core and major roadways for quick travel around the city. \*Interior photos are samples taken from a past project - actual finishes may vary. \*\*RMS measurements derived from the builder's plans and are subject to change upon completion.

Built in 2025

### **Essential Information**

MLS® #	A2228728
Price	\$950,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	1,539

Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	2 & 7, 828 8 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 9E2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	16

Zoning

H-GO

## **Listing Details**

Listing Office

RE/MAX House of Real Estate

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