

\$874,900 - 1775 8 Avenue Nw, Calgary

MLS® #A2077766

\$874,900

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Exceptional original-owner Hillhurst home showcasing stunning architectural features throughout & beautifully landscaped outdoor spaces with mature trees! This impeccably maintained home was thoughtfully designed by a local architect to enhance the flow of natural light throughout the interior and optimize functional living space. The main level features a front living/dining area as well as a rear family room with a warm & inviting gas fireplace and easy access to the backyard through the patio doors. The gourmet kitchen is complete with custom cabinetry, sleek stainless steel appliances, granite countertops, and a centre island with seating – perfect for everyday living and entertaining. Upstairs you will find the luxurious primary suite offering an oversized walk-in closet with custom built-ins, an office niche, and a spa-like 5-piece ensuite. Unwind in your soaker tub or enjoy your zero-entry oversized glass shower with a bench. A second bedroom and full 4-piece bath complete the 2nd level. Don't miss the 3rd-floor loft with incredible skylight – perfect for home office, recreation, or additional living space. Downstairs you will find the fully finished basement complete with open recreation space, bedroom/office/exercise space, 3-piece bathroom with walk-in shower, and laundry/utility storage space. Outdoors you can enjoy the inviting front patio and spacious rear deck/garden area surrounded by mature trees and lush, low-maintenance perennials. Walk to Riley Park, Bow View



Pool, West Hillhurst Community Centre, and Kensington amenities, or take advantage of a nearby bike path system & C-train – perfect for all ages and stages of life. Minutes to downtown, SAIT, U of C, Jubilee Auditorium, Foothills Hospital, all levels of schools, & North Hill Mall. You will not find a better location than this – close to everything but nestled in a quiet, desirable community. Additional features include hardwood flooring throughout the main level, a double detached garage, numerous high-quality renovations, and new plumbing throughout with all poly b removed. Book your viewing today!

Built in 1990

Essential Information

MLS® #	A2077766
Price	\$874,900
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1775 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 23rd, 2023
Days on Market	41
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.