

\$1,199,900 - 1761 8 Avenue Nw, Calgary

MLS® #A2111453

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,326 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Presenting this remarkable property with exquisite exterior curb appeal boasting wood timber beam detail and cedar soffits. A thoughtfully designed layout creates a welcoming ambiance, featuring a spacious front landing and a convenient large mudroom back entry, complete with benches and built-ins for daily use. Throughout the home, discerning craftsmanship is evident, showcased by beautiful wide plank-wire brushed walnut hardwood floors and extensive custom woodwork and built-ins, setting a standard of quality rarely surpassed.

The heart of the home, the central kitchen, combines functionality with style, boasting quartz counters and a sprawling center island, perfect for both everyday living and entertaining. Equipped with top-of-the-line appliances, including a professional grade Sub Zero Fridge and WOLF 6 burner gas stove with a wall oven, culinary enthusiasts will delight in this space. The adjoining living room features an attractive fireplace with quartz stone and built-in bookshelves, creating a cozy atmosphere for relaxation.

Transitioning seamlessly from indoor to outdoor living, the main floor opens to a sunny south-facing back deck via full wood frame heavy-duty sliding doors, complemented by an outdoor kitchen feature. Ascend the open riser walnut staircase with carpeted treads to discover three bedrooms, including a spacious



primary bedroom with a walk-thru closet and a lavish ensuite boasting a contoured soaker tub, custom steam shower, and heated marble-style floor. Convenience is key with an upstairs laundry room.

The basement offers additional living space, featuring a vast media recreation room with a custom built-in media center, impressive Walnut wet bar, fourth bedroom, home gym/flex room, and full bath. This home is equipped with central AC, in-floor heat, wired speakers, ample storage, outdoor irrigation front and back, and a finished and heated two-car garage.

Conveniently located steps away from Queen Elizabeth School (K-12) and Kensington, with easy access to downtown, this property epitomizes exceptional urban living. Crafted by Calgary's renowned craftsman home builder Urban Domus, recipient of numerous awards and accolades, this home stands as a testament to superior quality and design.

Built in 2016

Essential Information

MLS® #	A2111453
Price	\$1,199,900
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,326
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Sold
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Community Information

Address	1761 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	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Steam Room, Storage, Sump Pump(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Outdoor Kitchen, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 6th, 2024

Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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