

\$1,795,000 - 2609 8 Street Sw, Calgary

MLS® #A2113983

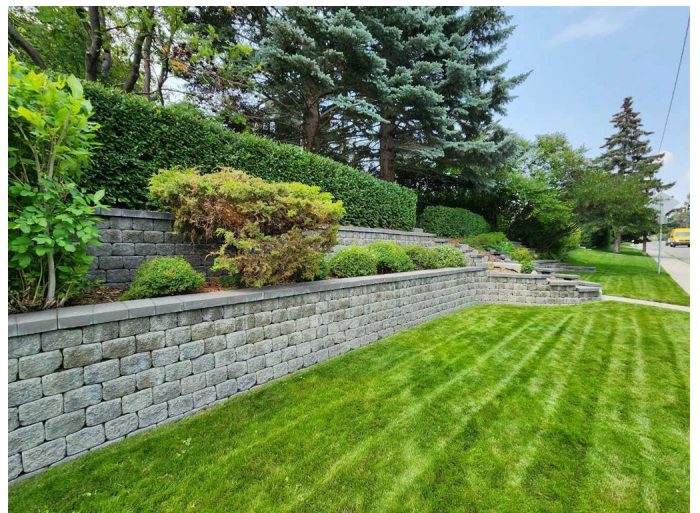
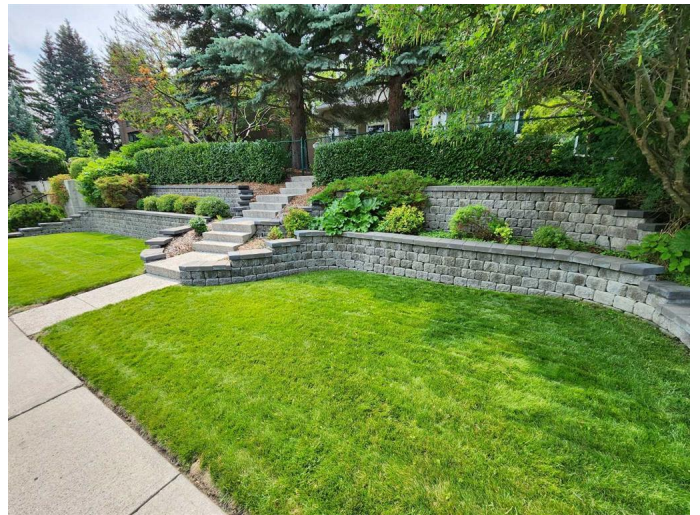
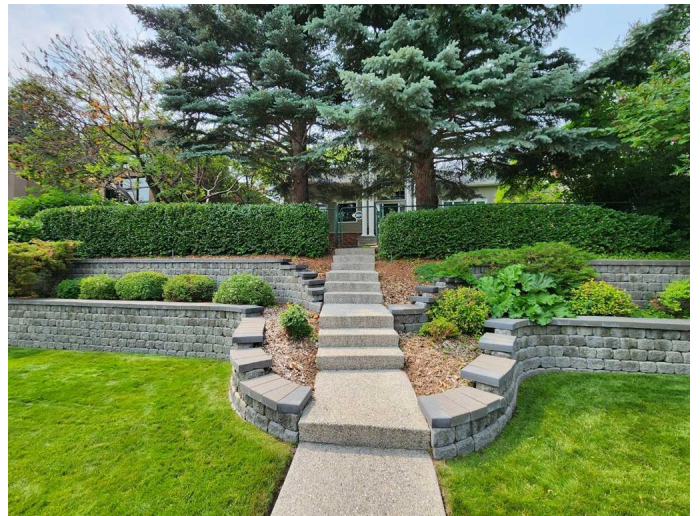
\$1,795,000

3 Bedroom, 4.00 Bathroom, 2,867 sqft

Residential on 0.18 Acres

Upper Mount Royal, Calgary, Alberta

This is a beautiful 1 & 1/2 storey home in the heart of Upper Mount Royal, located directly across from Earl Grey Park. This 1945 built home was rebuilt on the existing foundation in 1996. As you enter you will notice the soaring ceiling in the entry hall with a good sized closet. The hardwood floor with a beautiful inlay pattern, leads to the living room featuring a large bay window and a gas fireplace with a river rock hearth. The dining room, perfect for entertaining, is adjacent to the spacious open kitchen with dark wood cabinets, a sleek tiled backsplash, and an island in the center for extra storage. For the cook in the family, there is a 5 burner gas cook top and wall oven. There are 3 bedrooms, 2 on the main floor with the primary bedroom on the upper level. The main floor bedrooms have large closets and both access the 3- piece bathroom with in-floor heat and skylight. The main floor laundry room offers a tons of storage, a sink, and a full shower. Upstairs, french doors lead into the beautiful, over sized master suite. The bright ensuite bathroom includes in-floor heat, oversized shower with glass surround, soaker tub, dual vanities, and skylight. Wow, the walk-in closet is huge with tons of room to organize all your clothes and shoes. Also upstairs, there is a cozy loft/library which overlooks the front entrance. A perfect spot for quiet moments. The lower level has been recently updated with new carpet, and fresh paint. The large open space has plenty of room for a TV/sitting area, pool table, exercise



equipment, and is only limited to your imagination. There is a 2-piece bathroom, a cold storage room, and a clean and tidy utility room. On the southside of the home, there is a private, tree covered deck and hot tub. An oasis in the center of the city. On the north side of the home , there is a terraced yard with trees encircling your private patio with stone pavers. There is an irrigation system and gas hook-up for BBQ. The attached heated garage (24X25.6) has epoxy floors, storage, and plenty of room for a workbench. Beside the oversized garage there is an outdoor parking spot , perfect for a 3rd car or RV. This lovely, well maintained family home is close to excellent schools, transit, playgrounds and just a short hop to downtown.

Built in 1945

Essential Information

MLS® #	A2113983
Price	\$1,795,000
Sold Price	\$1,690,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,867
Acres	0.18
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2609 8 Street Sw
Subdivision	Upper Mount Royal
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 3A4

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Lawn, Private, Rectangular Lot, Treed
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	April 11th, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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