

\$1,350,000 - 1773 8 Avenue Nw, Calgary

MLS® #A2114384

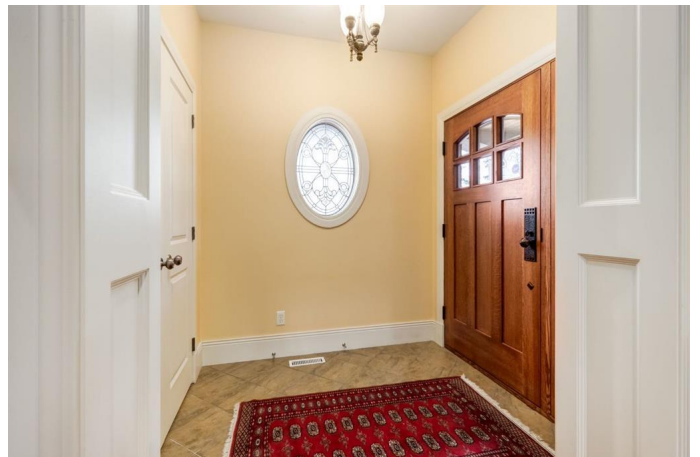
\$1,350,000

3 Bedroom, 4.00 Bathroom, 2,066 sqft

Residential on 0.12 Acres

Hillhurst, Calgary, Alberta

Quality homes like this don't hit the market often. Welcome to this custom built 2 storey family home with attention to detail throughout. The 40' x 135' lot that is custom designed and maintained by Edenscapes provides the ultimate oasis. You will notice the quality craftsmanship the minute you walk up the sidewalk and see the custom windows and doors adding to the curb appeal. The chef's dream kitchen has high end appliances, two sinks, plenty of storage and countertop space plus is flooded with natural light. Views from the kitchen into both the inviting light filled living room with gas fireplace and the large but cozy dining room make this home perfect for entertaining. There is also a large mudroom and powder bath which leads to the south facing backyard with a large cedar deck, stone patio, gas bbq line, oversized double garage all in a dreamy park like setting. The master suite allows you to feel like you're in a high end hotel with great backyard views, large walk in closet and beautiful ensuite. The thoughtfully designed second bedroom can be easily converted into two bedrooms with the addition of a wall, making this a 4 bdrm home. Finishing the upstairs is a conveniently located laundry closet and main bathroom. The inviting basement offers in-floor heating, polished concrete floors, custom built-ins, large bedroom, full bathroom, and storage galore. This custom home has always been meticulously maintained including plumbing upgrades in 2023, extra washer/dryer hook



ups in the basement added, updated in-floor heating, sewer back flow preventers added, lines from the city to the house scoped, furnace and fireplace serviced in 2023, these are just a few examples of the maintenance completed. The amazing location is walkable to all levels of school, minutes to downtown, hospitals, childcare, across from large parks, public outdoor pools, community centre with tennis and squash courts, outdoor skating rink, indoor skating rink, gym, close to restaurants and shopping. A true dream home and location.

Built in 2002

Essential Information

MLS® #	A2114384
Price	\$1,350,000
Sold Price	\$1,375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,066
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1773 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Permit Required

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 18th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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