

\$550,000 - 1, 1606 8 Avenue Nw, Calgary

MLS® #A2114962

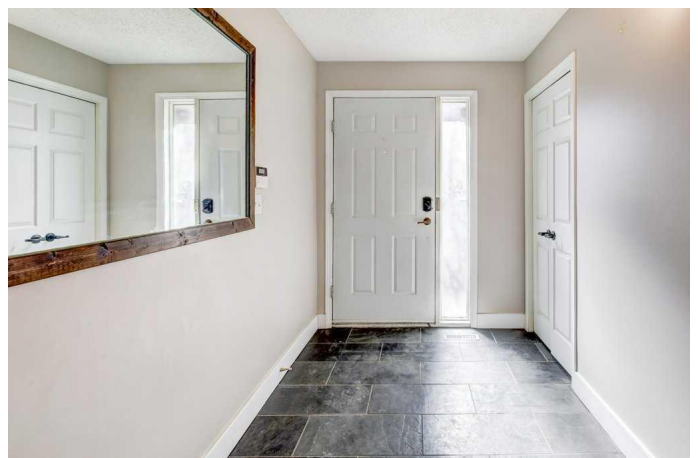
\$550,000

4 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Don't miss this amazing opportunity to live in one of the most coveted locations in downtown Calgary! Nestled at the bottom of the hill where Briar Hill meets Hillhurst, units like this exceptional 4 bed 2.5 bath townhouse rarely come to market. The large tiled front foyer leads up to the 2nd level where you will find a cozy living room with 15ft ceilings and a beautiful wood burning fireplace. This space is flooded with natural light from the sliding doors and the large windows above them. As you continue up the stairs it is impossible not to notice the stunning hardwood flooring that has been installed throughout the entire unit. The 3rd level has a bright and sunny eat in kitchen with sunny south facing doors leading out to the balcony that overlooks the quiet, tree lined street below. Off the kitchen you will find a separate dining area that overlooks the living room and fireplace. A 2 piece half bath and conveniently located laundry area complete this level. Moving upstairs there are 3 large bedrooms including an impressive master retreat complete with "his and hers" closets and a full ensuite bathroom. The other two bedrooms have access to their own 4 piece bathroom. Down in the basement you will find even more finished living space that can be used as a living/crafting area, storage or even as a 4th bedroom as there is a large window and space for a closet. This unit offers dedicated and secure parking via the full sized single attached garage. This lovely townhome has been well cared for and there is plenty of



room to add your own personal touches. This property provides an excellent opportunity for a buyer to live in a neighbourhood that typically requires a million+ dollars to purchase. Please take a look through the virtual tour and book your private showing today! This one will not last long.

Built in 1980

Essential Information

MLS® #	A2114962
Price	\$550,000
Sold Price	\$537,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	1, 1606 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 19th, 2024
Days on Market	35
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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