

\$649,900 - 8, 1754 8 Avenue Nw, Calgary

MLS® #A2121263

\$649,900

2 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to luxury living in the heart of Hillhurst! This stunning two-bedroom townhouse is a masterpiece of Mid Century Modern design, meticulously maintained inside and out.

Recent exterior renovations include sleek metal-clad oversized windows and sliding doors, glass-panelled balcony railings, and stylish composite siding, ensuring both beauty and durability. This front unit enjoys sunny south exposure, with a sprawling private deck adjoining the private condominium courtyard.

Step inside to discover a haven of elegance and comfort. From the custom kitchen island to the quartz showers and upscale accessories, no detail has been overlooked. The main level offers a seamless flow, bathed in natural light, featuring a formal living room with a wood-burning fireplace, a cozy reading nook, and a well-defined dining area.

Ascend to the second floor to find a spacious primary bedroom with its own private balcony offering a partial view of downtown, a luxurious 3-piece ensuite, and a bonus room perfect for relaxation. A secondary bedroom with a generous closet and another pristine 4-piece bath complete this level.

Downstairs, the partially developed basement beckons with newer luxury plank vinyl floors, framed and drywalled potential, including a



workshop, family room area, and ample storage space + roughed-in bathroom. And let's not forget the convenience of the two-car garage with direct access from the underground parkade to the basement—truly a rare find!

In a prime walk to Kensington location, steps from the NorthHill + LRT, this spacious townhouse with Mid-Century Modern appeal will delight Buyers looking for affordability in this community and not compromise functionality or style.

Built in 1979

Essential Information

MLS® #	A2121263
Price	\$649,900
Sold Price	\$725,100
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8, 1754 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	Double Garage Attached, Enclosed, Garage Door Opener, Heated Garage, Secured

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 12th, 2024
Days on Market	3
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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