# \$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.

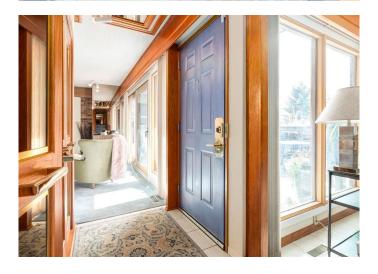
Step inside to discover a haven of elegance and comfort. From the custom kitchen island to the quartz showers and upscale accessories, no detail has been overlooked. The main level offers a seamless flow, bathed in natural light, featuring a formal living room with a wood-burning fireplace, a cozy reading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