

\$1,099,000 - 224 8 Avenue Ne, Calgary

MLS® #A2124055

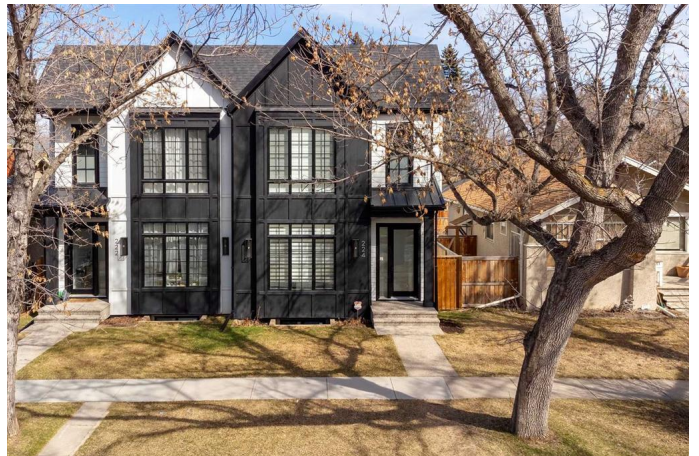
\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,966 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Welcome to the "Modern Farmhouse on 8th", located on a captivating tree-lined street in the premier inner city community of Crescent Heights with many upgrades. A perfect blend of luxury and practicality, this stunning 4 bedroom home features almost 3000 sq ft. of developed living space with soaring 10 ft. ceilings throughout the main floor. The bright open floor plan flows perfectly as you walk in through the front door. The custom kitchen includes an upgraded stainless steel appliance package with quartz countertops throughout. RARE custom built-ins equipped throughout the dining room provide plenty of extra space for storage. The living room features a beautiful gas fireplace and extends out towards the backyard patio, perfect for entertaining those summer evenings. A mudroom and a 2 pc bathroom complete the main floor. Walking towards the upper floor you will immediately notice the large windows that flood the stairway with natural light. The master bedroom showcases stunning vaulted ceilings, a spa-like ensuite bathroom with heated floors & a spacious walk in closet. Two extra bedrooms, a laundry room with plenty of storage and another 4 pc bathroom complete the upper floor. The fully developed basement has a large recreation room with beautiful built-ins and a wet bar. The basement is complete with in floor heating, another large bedroom with a walk in closet and a 4 pc bathroom. Central A/C is also included with this home. Enjoy your double detached garage



with extra space for storage and parking. This home is tucked away quietly between Edmonton Trail and Centre street within walking distance to Rotary Park, green spaces, restaurants, coffee shops, transit and much more. A great investment as the future proposed green line on centre street will be within walking distance.

Built in 2021

Essential Information

MLS® #	A2124055
Price	\$1,099,000
Sold Price	\$1,104,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,966
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	224 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Oven, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 5th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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