

\$824,900 - 1731 8 Avenue Nw, Calgary

MLS® #A2130057

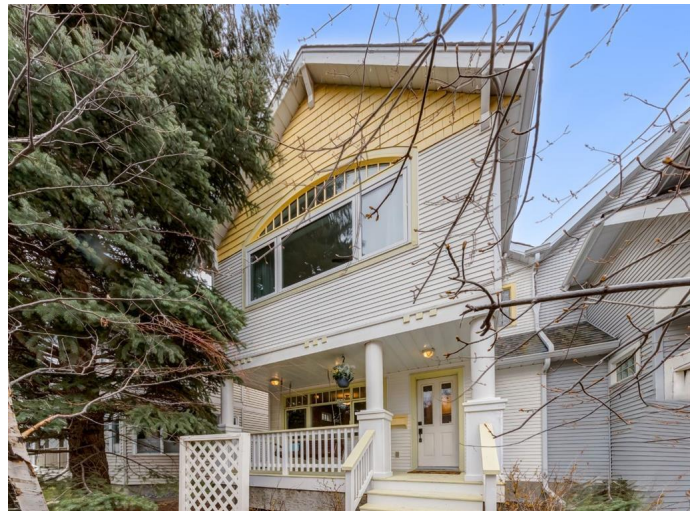
\$824,900

3 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Here it is, an ideal family-style home, with 4 bedrooms, a functional floorplan, and modern improvements in an ideal Hillhurst location. Enter an arched gateway to the front gardens and traditional front veranda with a porch swing. Craftsmanship meets comfort in the spacious living and dining areas. With attractive maple hardwood and traditional millwork, this home provides a character style with modern appeal. A generously sized kitchen, adorned with a cozy gas fireplace, sets the perfect tone for culinary adventures. Through the French doors lies an outdoor oasis, with a pergola for privacy and shade, accompanied by healthy mature trees and a fully landscaped south backyard. A dedicated mudroom, boasting ample storage, maximizes functionality. Upstairs, the primary retreat awaits, offering tranquillity with vaulted ceilings and views of a serene, tree-lined street. This space connects to a lavishly renovated bathroom, with Restoration Hardware-style cabinetry and fixtures, a spacious shower, and a stunning clawfoot tub. Completing this level are two additional well-appointed bedrooms, each promising comfort and style. Venture downstairs to discover a spacious rec room, complemented by a convenient three-piece bath and a generously sized bedroom, all recently upgraded. All in this perfect location, walk to all levels of public school, community parks and recreation centre, and stroll to Kensington, LRT, the river paths and downtown.



Built in 1993

Essential Information

MLS® #	A2130057
Price	\$824,900
Sold Price	\$812,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1731 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 8th, 2024
Date Sold	June 27th, 2024
Days on Market	49
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.