

\$950,000 - 2012 8 Avenue Nw, Calgary

MLS® #A2134576

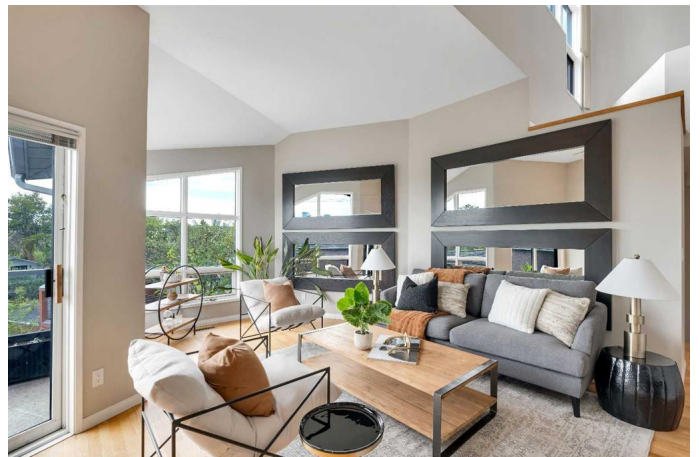
\$950,000

3 Bedroom, 3.00 Bathroom, 2,596 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Massive 29' x 182' city view lot | Backs onto dog park... Discover this architecturally unique gem nestled on a premier hillside view lot in Briar Hill, a protected natural park. This home offers unparalleled privacy while boasting breathtaking city views. The modern design features large windows that flood the home with natural light, showcasing stunning downtown vistas from the living room, dining room, loft, and family room. The home's layout is perfect for enjoying both indoor and outdoor living, with three expansive decks and a master balcony ideal for entertaining. Hardwood floors grace the main levels, and vaulted ceilings add a sense of grandeur to the living and dining rooms. The beautifully updated kitchen is a chef's dream, featuring granite countertops, a large island, and patio doors that lead to the rear deck, making al fresco dining a delight. Not to mention the fully fenced backyard to provide privacy and security. The lofted formal dining room is perfect for hosting dinner parties, offering an elegant space that overlooks the living area. The upper level is dedicated to the private master suite, a serene retreat with a walk-in closet, a balcony, and a luxurious 5-piece ensuite complete with a steam shower. An open, sun-drenched loft area adds to the upper level's charm, providing a versatile space for relaxation or work. The lower levels of the home are equally impressive, featuring a second bedroom, a 4-piece bath, and a walkout family room with a cozy fireplace. This



space is perfect for movie nights or simply unwinding with loved ones. The double detached garage offers ample space for parking and tinkering, catering to hobbyists and car enthusiasts alike. This home is a true must-see, combining modern design with a unique layout that maximizes natural light and stunning views. Its location, backing onto Briar Hill, ensures a tranquil setting while being conveniently close to downtown. Whether you're entertaining on the decks or enjoying the serene master suite, this home offers a luxurious lifestyle in a coveted location.

Built in 1986

Essential Information

MLS® #	A2134576
Price	\$950,000
Sold Price	\$955,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,596
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2012 8 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4J4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Front Drive

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 3rd, 2024
Days on Market	4
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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