

\$769,900 - 1009 8 Avenue Se, Calgary

MLS® #A2139073

\$769,900

2 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.10 Acres

Inglewood, Calgary, Alberta

The ultimate in Urban Living! Various properties next door have laneway suites! Concrete back alley! This charming bungalow in the desirable Inglewood neighborhood is a true gem. Boasting an ideal location just steps away from shops, art galleries, restaurants, and recreational paths, this home offers a perfect blend of urban convenience and tranquility. The property has been lovingly updated and meticulously maintained, featuring open and light-filled living spaces, newer hardwood flooring, and a retro-style kitchen that is both stylish and functional.

The main level of the home offers a welcoming sun porch, a spacious dining and kitchen area, a cozy living room, and a generously sized primary bedroom with a modern ensuite bath. 2 bedrooms, 2 full bathrooms on the main plus 2 flex rooms downstairs that were always used as bedrooms with hardwood flooring. The backyard is a private oasis with a custom two-tiered sundeck, perfect for outdoor entertaining and relaxation. Additionally, the insulated and heated oversized single garage with a skylight provides versatility as a workshop or studio space, along with extra side parking.

The lower level of the house adds even more living space, with a family room, workout area, and two flex rooms that can be used as additional bedrooms or offices. The property has been thoughtfully updated over the years



by caring owners who have taken great pride in maintaining its original charm and character.

Don't miss out on the opportunity to own this exceptional home in one of Calgary's most sought-after neighborhoods. Enjoy the vibrant lifestyle of Inglewood and the convenience of being just minutes away from downtown. Schedule a showing today to experience all that this beautiful property has to offer.

Built in 1922

Essential Information

MLS® #	A2139073
Price	\$769,900
Sold Price	\$820,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.10
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1009 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0M5

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Paved, See Remarks, Single Garage

Detached

Interior

Interior Features	Built-in Features, Crown Molding, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Paved, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 10th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.