

# \$999,900 - 1721 8 Avenue Nw, Calgary

MLS® #A2140241

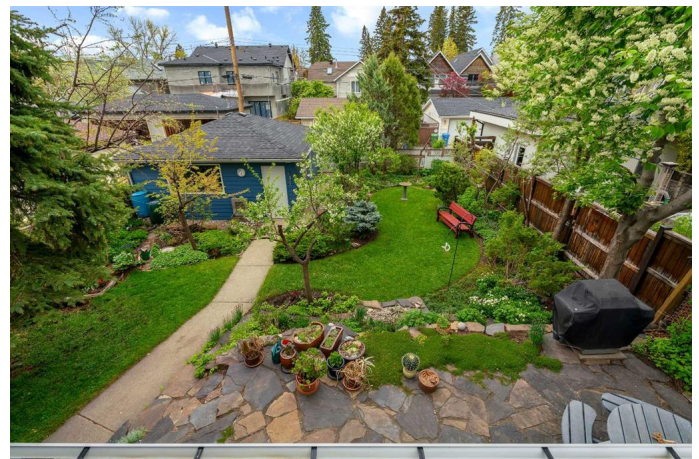
**\$999,900**

3 Bedroom, 2.00 Bathroom, 2,080 sqft

Residential on 0.15 Acres

Hillhurst, Calgary, Alberta

Introducing 1721 8 Ave, nestled in the heart of Hillhurst and boasting an oversized 50 x 135ft RC2 south lot. This property epitomizes urban living with its expansive south-facing backyard, an ideal setting for gardening enthusiasts and a sprawling oasis for families and pets to enjoy this summer. The home offers a welcoming ambiance characterized by natural earth tones and rich wood accents. The main level is designed for modern living, featuring a spacious living and dining area at the front, a cozy family room centred around a gas fireplace and a generously appointed kitchen with a gas range, all while seamlessly extending to the backyard—an ideal spot for summer barbecues. Not to be overlooked is the main level bedroom and full bathroom, offering a convenient "age in place" layout. Upstairs, discover two sizable bedrooms, a luxurious full bathroom with a jetted tub and stand-up shower, and a convenient laundry room. The primary bedroom boasts a large balcony overlooking the lush yard, flooding the space with natural light. The partially developed basement offers versatile living space, including a sizable rec room perfect for a home gym or play area or a second family room, as well as a spacious home office or potential fourth bedroom and ample storage throughout. Conveniently located within walking distance of Kensington's vibrant shops and restaurants, a short stroll to the Bow River Pathways, and surrounded by parks and playgrounds, this home epitomizes inner-city



living. Don't miss the opportunity to make this exceptional property your ownâ€”schedule your private showing today.

Built in 1947

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2140241    |
| Price          | \$999,900   |
| Sold Price     | \$1,050,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,080       |
| Acres          | 0.15        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1721 8 Avenue Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1C5          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Natural Woodwork, Separate Entrance, Wood Counters |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                              |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | June 21st, 2024 |
| Days on Market | 8               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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