

\$1,375,000 - 2711 8 Street Sw, Calgary

MLS® #A2161829

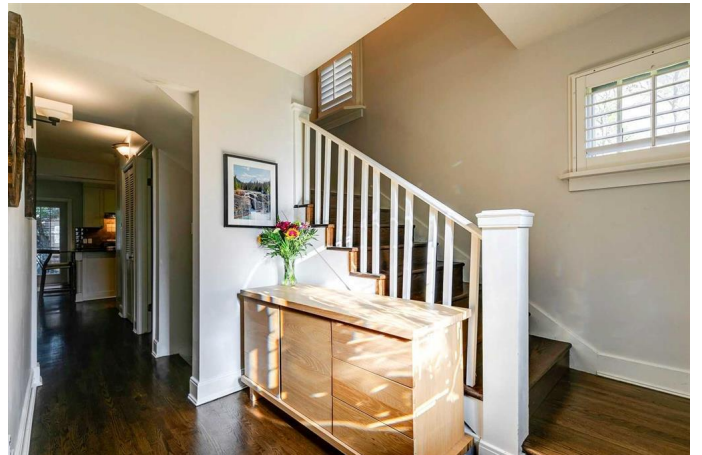
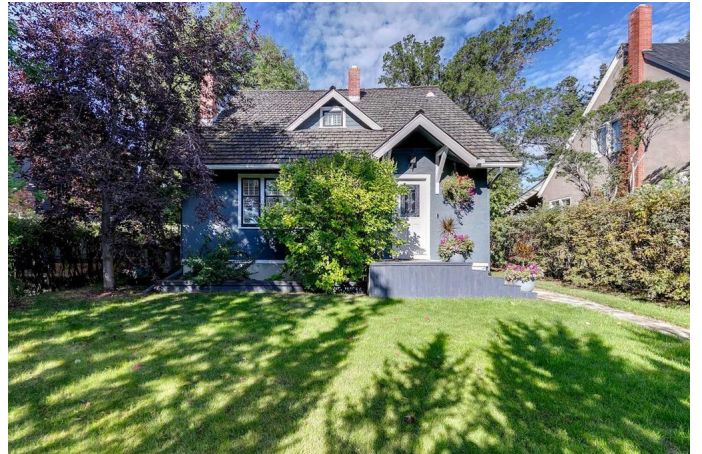
\$1,375,000

4 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.16 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to 2711-8 Street SW in the heart of MOUNT ROYAL! Steps from the Glencoe Club & Earl Grey School. This lovely LIGHT FILLED family home features hardwood flooring throughout the main floor. As you enter the home on your left you are greeted by the spacious living room. It features a gas fireplace & beautiful storage shelves original to the home. Great for displaying your favorite objet d'art. Adjacent to the living room is a large dining area perfect for hosting family dinners. The gourmet kitchen features granite counter tops, stainless steel appliances & eat at island. Adjacent kitchen nook/family room is the perfect spot for a casual dinner & place to watch your favorite show. Beautiful French doors off the kitchen lead to the inviting WEST FACING backyard with a large deck perfect for BBQing or enjoying an evening cocktail with friends + a spacious grassy area for kids to play. Quiet & private. The second storey features 3 spacious bedrooms including the Primary bedroom. 5 piece family bathroom is beautifully appointed. The lower level was recently professionally developed with a large mudroom, stylish laundry room & cozy family room with loads of custom built-ins perfect for hiding the kids toys. 3 piece bathroom & 4th bedroom large enough for a king size bed complete the lower level. Double garage & storage shed + extra parking spot in the alley. This amazing location is walking distance to 4th Street & all it has to offer, as well as 17 Ave shops & restaurants. Elbow Park Tennis



courts, Mount Royal Station clubhouse with playground, tennis courts & ice rink in the winter. Residents are within the boundaries for West Canada High School, Mount Royal Jr High, Earl Grey Elementary & Willian Reid French Immersion Elementary. Elbow River biking & pathways are nearby & great for the entire family to enjoy.

Built in 1930

Essential Information

MLS® #	A2161829
Price	\$1,375,000
Sold Price	\$1,425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.16
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2711 8 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3A5

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Standard Shaped Lot, Street Lighting, Private, Treed
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 5th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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