



THE
A-TEAM

**RE/MAX
FIRST**

1221 8 Avenue, Calgary T2G 0M6

MLS®#: **A2147907**

Area: **Inglewood**

Listing Date: **08/01/24**

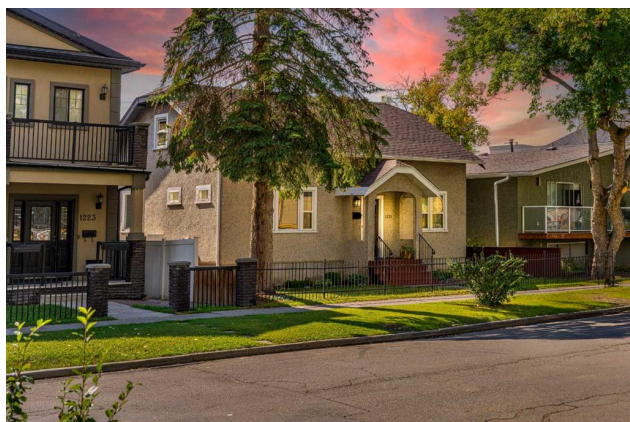
List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1941**

Lot Information

Lot Sz Ar: **6,081 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached,Insulated,Oversized**

DOM

48
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas,See Remarks**
Sewer:
Ext Feat: **Lighting,Other,Private Entrance,Rain Gutters,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Ceiling Fan(s),Kitchen Island,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`1" x 12`6"
Kitchen	Main	12`2" x 14`9"
Dining Room	Main	11`1" x 12`3"
Storage	Main	3`0" x 3`4"
Bedroom	Upper	12`8" x 13`1"
Bedroom	Basement	11`7" x 10`11"
Foyer	Basement	7`10" x 5`0"

Room	Level	Dimensions
Other	Main	2`11" x 2`10"
Living Room	Main	26`0" x 9`5"
Living Room	Main	15`10" x 12`6"
Bedroom - Primary	Upper	13`5" x 13`4"
Bedroom	Upper	11`4" x 10`6"
3pc Bathroom	Main	8`4" x 9`6"
Other	Basement	2`1" x 1`4"

Kitchen
Flex Space
Laundry
Other
Other
4pc Bathroom

Basement 9`3" x 8`6"
Basement 11`5" x 10`9"
Main 9`3" x 2`6"
Upper 7`0" x 1`11"
Basement 8`4" x 1`11"
Basement 7`7" x 5`6"

Laundry
Living Room
Other
Other
4pc Bathroom
Other

Basement 11`9" x 8`9"
Basement 15`0" x 14`8"
Upper 8`1" x 1`11"
Upper 11`4" x 1`7"
Upper 7`2" x 5`7"
Upper 1`11" x 0`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

A3

Zoning:
R-CG

Remarks

Pub Rmks: ***Open House Saturday September 14th 2-4 pm and Sunday September 15th, 2-4 pm!* Character home on a 50x123' lot backing on the main strip and steps to the river! This 1 and a half storey home has close to 2700sq ft of total living space, including a 1-bedroom + den illegal basement suite. On the main level is a central staircase which is surrounded by a living room, formal dining room, large kitchen, and one of three bedrooms which can also be used as a main floor office. There is also a full bathroom with laundry on this level as well as a versatile, bright and inspiring sunroom. New hardwood flooring with sound insulation was recently laid on the main level. This home presents a perfect blend of modern and history with updates throughout and period antique pieces creating a refreshing décor that stands out amongst the rest. The upper level has a full bathroom and two additional bedrooms, both large enough for king size beds and additional furniture pieces and recently refinished hardwood flooring. The yard is an inner-city oasis with a deck that has just been refreshed, a patio, plenty of perennials, garden beds, storage sheds including a powered and finished she-shed. This home is in the absolute prime cluster of Inglewood, backing right onto 9 Ave, one of Calgary's most exciting and quaint streets, yet, with all the mature trees, you barely see any of the buildings. This is a SW facing yard which means you will soak up the sun all day long, and there is a double detached garage which is drywalled and oversized with extra windows on a convenient paved back lane. The illegal basement suite with two separate entrances-one on the side of the house and one at the back, will very easily be rentable given the unbeatable location. There are newer appliances, two furnaces (one for each dwelling) which were replaced in 2021 and a washer/dryer for the tenants. A unique opportunity to own a piece of Inglewood history while enjoying the perks of the lifestyle Inglewood has to offer! 9 Ave is a few steps away where there are plenty of businesses to keep you busy-fine dining & casual eateries, coffee shops, live music, craft breweries, comedy shows, boutique shopping & specialty shops, etc... Inglewood is home to many festivals, river pathways, Harvie Passage /Pearce Estates Park, the Bird Sanctuary and Nature Centre, the list goes on and on. People drive from all over the city to experience this corner of the city, and this home is walkable to all these amenities! You are also a short drive to downtown, Memorial Drive and Deerfoot Trail. Inglewood is a neighborhood where people do not move often, and homes don't come up for sale often.**

Inclusions: **Main dwelling: Dishwasher, Refrigerator, Oven, Microwave, Washer, Dryer, Window Coverings. Basement Suite: Dishwasher, Refrigerator, Oven, Microwave, Washer, Dryer, Window Coverings.**

Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



