



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2016 8 Avenue, Calgary T2N 4J4**

MLS®#: **A2157135**      Area: **West Hillhurst**      Listing Date: **08/12/24**      List Price: **\$1,000,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **5,371 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,955**  
 Low Sqft:  
 Ttl Sqft: **1,955**

DOM

**37**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),Balcony,BBQ gas line,Courtyard,Garden,Private Yard,Uncovered Courtyard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,See Remarks,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 11`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`10" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`10" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`8" x 3`1"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`2" x 15`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`11" x 11`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`3" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`5" x 10`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 7`7"</b>

**5pc Ensuite bath**

**Main**

**17`1" x 11`6"**

**Loft**

Legal/Tax/Financial

**Second**

**15`11" x 9`5"**

Title:

**Fee Simple**

Legal Desc:

**8310108**

Zoning:

**R-C1N**

Remarks

Pub Rmks:

**Nestled on a private street backing onto a natural greenspace, this rare inner-city oasis offers 3,617 sq ft of total living space, blending contemporary design with serene surroundings on a 29.5' x 183' lot. From the moment you arrive, you'll be captivated by the lush foliage, rock garden, and 3-tier waterfall leading to an inviting entrance with direct access to a versatile main floor flex space—ideal for a home office, kids' playroom, or a home gym. Ascend the curved cherry hardwood staircase to the living room, where a gas fireplace and patio doors open to a deck offering breathtaking downtown views. The formal dining room, with its vaulted ceilings, adds a touch of grandeur to the space. The renovated maple kitchen is a chef's delight, featuring granite countertops, top-of-the-line appliances, including a Wolf gas cooktop, and a large window overlooking the private courtyard. The adjacent walk-in pantry, eating nook, and sitting area with a skylight and garden doors seamlessly connect to the courtyard, creating an ideal setting for BBQs and outdoor dining. The primary bedroom is a private retreat with a walk-in closet and a luxurious ensuite boasting a steam shower, his and her sinks, and an additional loft space perfect as a quiet den. The lower-level features three spacious bedrooms and a third family area, all with in-floor heating, along with a walkout to the tranquil courtyard. Additional amenities include updated triple-pane windows and skylights, main floor laundry, air conditioning, exterior glass railings, and an oversized double detached garage and a newly installed furnace for added comfort. This home's exquisite design is complemented by its prime location, offering easy access to local shops and eateries in Kensington. Whether hosting guests or simply enjoying peace and privacy, this home provides an unparalleled lifestyle. Don't miss your chance to experience this unique property—schedule your viewing today.**

Inclusions:

**NA**

Property Listed By:

**Real Broker**

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