



THE
A-TEAM

**RE/MAX
FIRST**

914 8 Avenue, Calgary T2G 0M3

MLS® #: **A2159716**

Area: **Inglewood**

Listing Date: **08/22/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Landscaped,Rectangular Lot,Views**

Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Shared Driveway**
Utilities and Features

DOM

28

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split,Side by Side**

Parking

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

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Beamed Ceilings,Double Vanity,High Ceilings,No Smoking Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`11"	Dining Room	Main	19`4" x 12`8"
Kitchen	Main	19`4" x 22`7"	Living Room	Main	19`4" x 22`7"
Foyer	Main	11`10" x 9`0"	Office	Main	7`7" x 5`1"
3pc Bathroom	Upper	6`11" x 9`0"	4pc Ensuite bath	Upper	7`11" x 8`0"
Bedroom	Upper	10`8" x 8`2"	Den	Upper	14`10" x 8`0"
Bedroom - Primary	Upper	19`5" x 17`7"	4pc Bathroom	Basement	9`8" x 6`4"
Bedroom	Basement	18`11" x 15`5"	Laundry	Basement	5`2" x 9`5"
Storage	Basement	12`3" x 8`7"	Furnace/Utility Room	Basement	7`0" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412900

Zoning:
R-C2

Remarks

Pub Rmks:

***** OPEN HOUSE SUN AUG 25th 1:00 - 4:00pm *** Imagine a lifestyle where inner-city night life and the beauty of nature combine. Imagine waking up each morning grabbing a coffee and sitting on your balcony admiring the beautiful Bow River yet only being a block from trendy 9th Avenue with all the restaurants and shops. Imagine going for dinner at the Deane house only a few feet away or taking a 15 minute stroll into downtown. Welcome to 914 8th Ave SE, step inside this captivating 2-storey attached home and be greeted by its character and charm. High ceilings and bright windows adorn the sunken foyer, welcoming guests with open arms. The gourmet kitchen, boasting ample counterspace, sets the stage for culinary delights before hosting gatherings in the spacious dining area. Tucked away behind Japanese-inspired sliding doors, the main floor office offers privacy without sacrificing natural light. The living room dazzles with vaulted ceilings, open beams, and a tile surround feature fireplace, providing direct access to the rear balcony and breathtaking river views. Upstairs, a lofted area awaits, perfect for a baby grand piano or a cozy reading nook. Alongside a full bathroom and secondary bedroom lies the primary suite, offering a retreat with a private balcony, walk-in closet, and luxurious ensuite bathroom featuring a dual vanity and tiled shower. The fully finished basement, warmed by in-floor heating, invites relaxation with its spacious rec area, full bathroom, and laundry room, all accessible through the attached rear double garage. This home boasts numerous upgrades, including central A/C, ensuring comfort year-round. Outside of your oasis, Inglewood beckons with its eclectic charm. Explore the Music Mile, home to venues like The Blues Can and The Ironwood Stage & Grill, offering live performances in a lively atmosphere reminiscent of Austin or Nashville. Don't miss the Inglewood Night Market, a free outdoor event featuring artisan vendors, food trucks, live music, and more. And with attractions like the Calgary Zoo, Inglewood Bird Sanctuary, and Harvie Passage nearby, adventure is always at your doorstep. Experience the best of both worlds at 914 8th Ave—urban excitement and natural beauty seamlessly intertwined. Welcome home to Inglewood living at its finest.**

Inclusions:
Property Listed By:

N/A
Real Broker

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