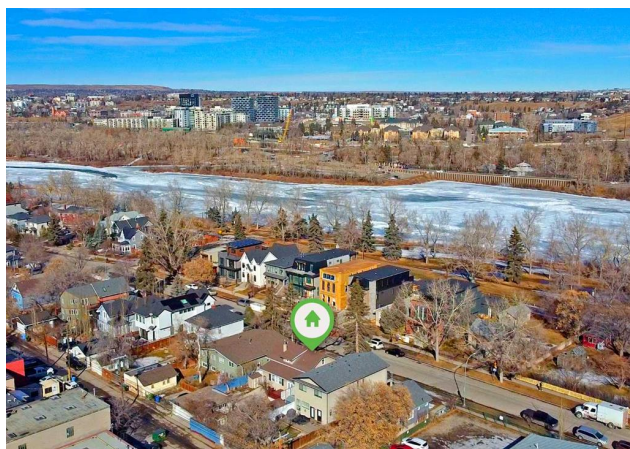




1221 8 Avenue, Calgary T2G 0M6

MLS®#: **A2198423** Area: **Inglewood** Listing Date: **03/03/25** List Price: **\$1,050,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1941** Abv Sqft: **1,925**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,081 sqft** Ttl Sqft: **1,925**
 Lot Shape: **49.5 FT X 122.7 FT**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,City Lot,Treed**
 Park Feat: **Double Garage Detached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Ceiling Fan(s),French Door,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	51`11" x 41`0"	Kitchen	Main	48`5" x 40`2"
Dining Room	Main	40`2" x 36`4"	Family Room	Basement	49`3" x 48`2"
Laundry	Main	23`9" x 8`6"	Sunroom/Solarium	Main	85`4" x 30`4"
Bedroom	Main	37`6" x 34`5"	Bedroom	Upper	42`11" x 41`7"
Bedroom	Basement	38`0" x 35`10"	Bedroom	Basement	37`2" x 35`3"
Bedroom - Primary	Upper	44`0" x 43`9"	3pc Bathroom	Main	

4pc Bathroom

Upper

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

A3

Remarks

Pub Rmks: **** OPEN HOUSE CANCELLED ** Gem Alert! Located between Inglewood’s vibrant main strip and the peaceful Bow River pathways, this remarkable property offers endless potential. Situated on a 50 ft x 123 ft lot with R-CG zoning, it presents a rare opportunity for redevelopment, with the potential for a 2 LOT SUBDIVISION. Whether you're a builder, investor, or searching for your dream home in one of Calgary’s most sought-after communities on a highly coveted street, this is an opportunity you won’t want to miss. Move-in ready and impeccably maintained, this home seamlessly blends historic charm with modern updates. The 2 storey character home offers nearly 2,800 sq. ft. of living space, including a 904 sq. ft. two-bedroom basement suite (illegal) with a full kitchen, living room, a four-piece bathroom, and two separate entrances. The main floor features 8’3” ceilings and a spacious layout, including a living room with a cozy gas fireplace and a charming formal dining room—perfect for entertaining. The updated kitchen is a chef’s dream, offering stainless steel appliances, an island with a breakfast bar, gorgeous cabinetry, and ample storage space. Newly installed hardwood floors with sound insulation add warmth and comfort throughout. The main-floor bedroom could easily serve as a work-from-home office or guest room, while a full four-piece bathroom and main-floor laundry room add convenience. At the back of the house, you’ll find a bright sunroom, perfect for relaxing or enjoying the view of the sunny southwest-facing backyard. Upstairs, 7’8” ceilings complement two oversized bedrooms with refinished flooring, along with another full 4 piece bathroom. The home’s thoughtful layout balances historic character with practical living spaces. Outside, the sunny SW-facing backyard is a private retreat, offering a large deck, a patio, and lush gardens surrounded by mature trees. The outdoor space includes 4 storage sheds, one of which is a She-Shed, perfect for work, relaxation, or hobbies. An oversized double garage, insulated and drywalled with windows, adds even more functionality. Located in Calgary’s oldest and trendiest neighborhood, Inglewood offers a walkable, bike-friendly lifestyle with boutique shopping, award-winning dining, craft breweries, and live music venues. Outdoor enthusiasts will love the proximity to Bow River pathways, Harvie Passage, and the Inglewood Bird Sanctuary, while commuters benefit from quick access to downtown, Memorial Drive, and Deerfoot Trail. With its exceptional redevelopment potential, immaculate condition, and prime location, this is a rare opportunity to own a truly special home in one of Calgary’s most desirable communities. Don’t miss your chance—schedule your showing today!**

Inclusions: **Primary residence: Refrigerator, Dishwasher, Stove, Oven, Microwave, Washer/Dryer, All Window Coverings | Basement: Dishwasher, Stove, Oven, Microwave, Washer/Dryer, All Window Coverings | Backyard: 4 Sheds**

Property Listed By: **The Real Estate District**

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

