



1806 8 Street Calgary Alberta

\$825,000

This stunning home is located in the heart of the Lower Mount Royal community, offering 1,600 square feet of living space, plus an additional 533 square feet of fully finished basement, perfect for entertaining. The top floor features two bedrooms, including a master bedroom with a see-through gas fireplace. Each bedroom has its own en-suite bathroom, with the master en-suite featuring heated floors. The main level includes a living room with another gas fireplace, a half bathroom, a dining room, and a kitchen equipped with Jenn Air appliances, a Garburator, quartz countertops, and under-cabinet lighting. Moving down to the lower level, there's an office with its own 2-piece en-suite and a single-car garage with a 220V connection for an electric vehicle charging station. The basement is fully finished with a 3-piece bathroom, a rec room, and a bonus room, providing extra space for your family and guests, along with added privacy and recreation. This home is conveniently situated near top-rated schools, including Western Canada High School just a block away, and both Mount Royal Junior High and Earl Grey Elementary School within walking distance, making it an ideal choice for families. Don't let this opportunity pass you by—schedule a viewing today to experience everything this remarkable property has to offer. (id:6769)

2pc Bathroom 5.00 Ft x 5.42 Ft

Dining room 10.17 Ft x 9.42 Ft

Kitchen 13.50 Ft x 9.92 Ft

Living room 13.50 Ft x 14.83 Ft

3pc Bathroom 4.67 Ft x 6.58 Ft

5pc Bathroom 8.08 Ft x 12.17 Ft

Bedroom 13.58 Ft x 9.92 Ft

Primary Bedroom 13.50 Ft x 11.83 Ft

3pc Bathroom 4.08 Ft x 9.50 Ft

Bonus Room 12.75 Ft x 9.33 Ft

Recreational, Games room 12.75 Ft x 9.58 Ft

Furnace 4.25 Ft x 12.33 Ft

2pc Bathroom 2.58 Ft x 6.08 Ft

Bedroom 13.50 Ft x 9.92 Ft

Foyer 3.50 Ft x 21.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



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