



# 3714 8 Avenue Calgary Alberta

\$1,095,000

This stunning home features refurbished hardwood floors, and new paint and carpet throughout. There are 3 spacious bedrooms upstairs, including a luxurious 5-piece ensuite and a well-appointed 4-piece bath. The main floor boasts 9-foot ceilings, a laid-back dining space, two inviting living spaces with a large fireplace. The warm kitchen is equipped with all new stainless-steel appliances. The fully finished basement includes a cozy bar, additional living room, bathroom, and laundry room. Enjoy breathtaking mountain views from the deck off the main living area or relax in the beautifully landscaped backyard. Located near Foothills Hospital, Foothills Academy, and the University of Calgary, with easy access to downtown and river pathways, this sunny, bright home offers both convenience and charm. Come and check it out for yourself! (id:6769)

Family room 21.00 Ft x 20.25 Ft  
Laundry room 7.75 Ft x 7.58 Ft  
3pc Bathroom 10.75 Ft x 6.17 Ft  
Kitchen 16.00 Ft x 9.00 Ft  
Dining room 13.33 Ft x 10.42 Ft  
Breakfast 8.50 Ft x 6.83 Ft  
Living room 16.50 Ft x 14.00 Ft  
Foyer 10.00 Ft x 4.50 Ft  
Bonus Room 18.00 Ft x 17.00 Ft

Other 15.75 Ft x 8.00 Ft  
2pc Bathroom 5.42 Ft x 4.67 Ft  
Recreational, Games room 17.75 Ft x 11.58 Ft  
Primary Bedroom 16.67 Ft x 13.25 Ft  
Bedroom 15.17 Ft x 10.42 Ft  
Bedroom 12.67 Ft x 12.17 Ft  
4pc Bathroom 8.42 Ft x 8.08 Ft  
5pc Bathroom 12.08 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<https://www.sallybefus.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca