



1922 8 Avenue Calgary Alberta

\$1,249,900

****\$50,000 Major Price Correction**** This is an incredible opportunity to own a brand-new, NYC-inspired brownstone, wrapped in striking red brick, with over 3,153 total square feet of thoughtfully designed living space, built by Jerry Homes. As you enter, you're welcomed by a spacious foyer featuring a built-in bench and soaring 10-foot ceilings and hardwood floors throughout the main level. The adjacent main floor home office boasts custom built-ins and is filled with natural light from large arched windows. The stunning kitchen is equipped with a 12-foot waterfall island, Fisher & Paykel premium appliances, and elegant finishes like gold and black handles, white cabinetry, under-cabinet lighting, and quartz countertops. The great room is anchored by a custom multi-tiered gas fireplace, while the living room showcases detailed wainscoting. The mudroom impresses with its designer tile flooring, ample built-ins, and charming arched doorway. Upstairs, you'll find hardwood floors, 9-foot ceilings and an expansive primary suite with tray ceilings, a luxurious 5-piece ensuite featuring custom tiles, a skylight, double vanity, in-floor heating, a steam shower rough-in, and two spacious walk-in closets. A generously sized front bedroom with soaring ceilings, a 3-piece bathroom, another bedroom, and a large laundry room complete the upper level. The fully finished basement includes rough-in for in-floor heating, a vast recreation room, wet bar, 4th bedroom, 3-piece bath, and a dedicated storage room. The home has beautiful architectural details like curved ceilings, arched doors and windows, and black interior windows. Additional highlights include low-maintenance landscaping, rough-ins for A/C, built-in speakers, alarm system, and exterior cameras. Conveniently located near schools, parks, trendy restaurants, bars, the river, and the Calgary Zoo, this home offers peaceful l...

Bedroom 14.58 Ft x 15.50 Ft
 4pc Bathroom 8.75 Ft x 5.42 Ft
 Bedroom 13.17 Ft x 9.75 Ft
 Laundry room 5.42 Ft x 9.67 Ft
 5pc Bathroom 13.17 Ft x 9.67 Ft
 Primary Bedroom 24.25 Ft x 15.50 Ft

Bedroom 13.42 Ft x 14.08 Ft
 Office 10.67 Ft x 9.67 Ft
 Furnace 6.33 Ft x 5.42 Ft
 Kitchen 23.42 Ft x 13.42 Ft
 2pc Bathroom 4.25 Ft x 5.25 Ft
 Dining room 10.50 Ft x 15.58 Ft

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Recreational, Games room 32.67 Ft x 14.17 Ft

Living room 13.58 Ft x 15.58 Ft

3pc Bathroom 7.67 Ft x 5.42 Ft