



325 8 Avenue Calgary Alberta

\$1,059,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Now is your chance to own this like-new, upgraded infill in the established community of Crescent Heights. Offering 1,872 sq ft of luxury living above grade and a fully developed basement space, this home seamlessly combines timeless design with modern convenience--just steps from restaurants, cafes, parks, and amenities. The main floor welcomes you with 10ft ceilings, engineered hardwood flooring, and an open-concept layout ideal for daily living and entertaining. A front dining area framed by a picture window flows into the central chef's kitchen, complete with a waterfall quartz island, custom white cabinetry, and upgraded JennAir appliances. At the rear, the living room boasts a gas fireplace with custom floating shelves and double sliding glass doors opening to the sunny South-facing backyard. A tiled mudroom with a closet and a sleek 2pc powder room complete the main floor. Upstairs, the hardwood continues into the hallway and spacious primary suite, which features a massive window, a walk-in closet, and a dreamy 5pc ensuite with a quartz vanity with dual sinks, free-standing soaker tub, fully tiled shower with glass enclosure, heated tiled floors, and a private water closet. Two additional bedrooms boast closets with custom built-ins, a modern 4pc bath, and a fully outfitted laundry room with quartz folding counter and storage complete the upper level. The fully finished basement expands your living space with a large rec room and a designer wet bar featuring quartz counters, open shelving, a beverage fridge, and a tiled backsplash. Additional features include a fourth bedroom with a huge walk-in closet, a 4pc bathroom, and under-stair storage with a lockable door, making this space ideal for guests or a home office. Additional upgrades include central A/C, a 75-gallon hot wa...

Bedroom 12.58 Ft x 12.25 Ft

Recreational, Games room 18.92 Ft x 15.83 Ft

4pc Bathroom Measurements not available

Living room 14.33 Ft x 14.17 Ft

Kitchen 17.83 Ft x 8.75 Ft

Dining room 11.75 Ft x 11.75 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.58 Ft x 13.17 Ft

Bedroom 11.25 Ft x 10.00 Ft

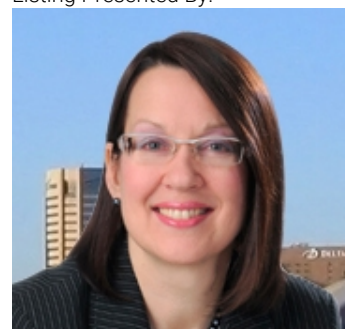
Bedroom 11.25 Ft x 9.50 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

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Listing Presented By:



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RE/MAX House of Real Estate

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