



## 1221 8 Avenue Calgary Alberta

\$1,125,000

Character home on a 50x123' lot backing on the main strip and steps to the river! This 1 and a half storey home has close to 2700sq ft of total living space, including a 1-bedroom + den illegal basement suite. On the main level is a central staircase which is surrounded by a living room, formal dining room, large kitchen, and one of three bedrooms which can also be used as a main floor office. There is also a full bathroom with laundry on this level as well as a versatile, bright and inspiring sunroom. New hardwood flooring with sound insulation was recently laid on the main level. This home presents a perfect blend of modern and history with updates throughout and period antique pieces creating a refreshing decor that stands out amongst the rest. The upper level has a full bathroom and two additional bedrooms, both large enough for king size beds and additional furniture pieces and recently refinished hardwood flooring. The yard is an inner-city oasis with a deck that has just been refreshed, a patio, plenty of perennials, garden beds, storage sheds including a powered and finished she-shed. This home is in the absolute prime cluster of Inglewood, backing right onto 9 Ave, one of Calgary's most exciting and quaint streets, yet, with all the mature trees, you barely see any of the buildings. This is a SW facing yard which means you will soak up the sun all day long, and there is a double detached garage which is drywalled and oversized with extra windows on a convenient paved back lane. The illegal basement suite with two separate entrances-one on the side of the house and one at the back, will very easily be rentable given the unbeatable location. There are newer appliances, two furnaces (one for each dwelling) which were replaced in 2021 and a washer/dryer for the tenants. A unique opportunity to own a piece of Inglewood history while enjoying the perks of the li...

Bedroom 11.58 Ft x 10.92 Ft

Foyer 7.83 Ft x 5.00 Ft

Other 2.08 Ft x 1.33 Ft

Kitchen 9.25 Ft x 8.50 Ft

Laundry room 11.75 Ft x 8.75 Ft

Other 11.42 Ft x 10.75 Ft

Other 2.92 Ft x 2.83 Ft

Kitchen 12.17 Ft x 14.75 Ft

Living room 26.00 Ft x 9.42 Ft

Dining room 11.08 Ft x 12.25 Ft

Living room 15.83 Ft x 12.50 Ft

Storage 3.00 Ft x 3.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

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Living room 15.00 Ft x 14.67 Ft  
Other 8.33 Ft x 1.92 Ft  
4pc Bathroom 7.58 Ft x 5.50 Ft  
Foyer 7.08 Ft x 12.50 Ft

3pc Bathroom 8.33 Ft x 9.50 Ft  
Laundry room 9.25 Ft x 2.50 Ft  
Primary Bedroom 13.42 Ft x 13.33 Ft