



2225 8 Avenue Calgary Alberta

\$1,699,900

An incredibly rare opportunity to live on the Bow River in the heart of desirable Inglewood. This recently updated home has been renovated on the top level and basement, with soaring ceilings and loads of natural light throughout. Featuring 5 living areas, 5 bedrooms, 4.5 bathrooms, a home gym and over 4,000 square feet of developed space + a walkout basement, this property is perfect for a growing family or those that love to entertain. A wall of floor-to-ceiling windows greet you in the 22'x22' front great room that has a central gas fireplace and stunning views of the river. The open-to-below design allows for natural light to flow effortlessly throughout the main and upper level. The expansive kitchen is complete with granite countertops, built-in appliances, and a large island - all overlooking the rear family room and dining area - designed with hosting in mind. The family room is complete with a gas fireplace for cozy winter nights and has direct access to the balcony and backyard. A wall of SW-facing rear windows provide natural light throughout the back of the home all day long. The main level is complete with 2pc bathroom and a bedroom with 4pc ensuite - the ideal setup for a guest suite or multi-generational living. The recently renovated upper level of the home has a large bonus room with clear views of the river. The primary suite is complete with a 6pc ensuite with 4 shower heads, a soaker tub, 10mm glass surround and dual sinks as well as a walk-in closet with laundry. Enjoy morning coffee on the private front balcony while overlooking the river from your bedroom or open the sliding doors to your juliet balcony overlooking the great room. Two more large bedrooms and a 5pc bathroom with dual sinks complete the upper level. Resilient luxury vinyl plank flooring flows throughout the walkout basement living areas, with two rec rooms providing space for a...

Den 15.25 Ft x 27.58 Ft

Bedroom 13.33 Ft x 14.92 Ft

3pc Bathroom 11.25 Ft x 5.00 Ft

Furnace 11.25 Ft x 11.33 Ft

Recreational, Games room 16.33 Ft x 21.00 Ft

Office 10.08 Ft x 17.42 Ft

Living room 21.92 Ft x 21.75 Ft

4pc Bathroom 5.58 Ft x 8.50 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Bedroom 15.00 Ft x 12.17 Ft

Bedroom 10.17 Ft x 13.83 Ft

5pc Bathroom 12.67 Ft x 4.92 Ft

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Listing Presented By:



Originally Listed by:
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Kitchen	14.08 Ft x 14.67 Ft	Bonus Room	12.92 Ft x 9.92 Ft
Family room	13.92 Ft x 14.67 Ft	6pc Bathroom	10.25 Ft x 13.83 Ft
Dining room	16.58 Ft x 13.17 Ft	Primary Bedroom	10.33 Ft x 14.17 Ft
Bedroom	11.00 Ft x 10.50 Ft		