



# 914 8 Avenue Calgary Alberta

\$1,099,000

\*\*\* OPEN HOUSE SUN AUG 25th 1:00 - 4:00pm \*\*\* Imagine a lifestyle where inner-city night life and the beauty of nature combine. Imagine waking up each morning grabbing a coffee and sitting on your balcony admiring the beautiful Bow River yet only being a block from trendy 9th Avenue with all the restaurants and shops. Imagine going for dinner at the Deane house only a few feet away or taking a 15 minute stroll into downtown. Welcome to 914 8th Ave SE, step inside this captivating 2-storey attached home and be greeted by its character and charm. High ceilings and bright windows adorn the sunken foyer, welcoming guests with open arms. The gourmet kitchen, boasting ample counterspace, sets the stage for culinary delights before hosting gatherings in the spacious dining area. Tucked away behind Japanese-inspired sliding doors, the main floor office offers privacy without sacrificing natural light. The living room dazzles with vaulted ceilings, open beams, and a tile surround feature fireplace, providing direct access to the rear balcony and breathtaking river views. Upstairs, a lofted area awaits, perfect for a baby grand piano or a cozy reading nook. Alongside a full bathroom and secondary bedroom lies the primary suite, offering a retreat with a private balcony, walk-in closet, and luxurious ensuite bathroom featuring a dual vanity and tiled shower. The fully finished basement, warmed by in-floor heating, invites relaxation with its spacious rec area, full bathroom, and laundry room, all accessible through the attached rear double garage. This home boasts numerous upgrades, including central A/C, ensuring comfort year-round. Outside of your oasis, Inglewood beckons with its eclectic charm. Explore the Music Mile, home to venues like The Blues Can and The Ironwood Stage & Grill, offering live performances in a lively atmosphere reminiscent of Austin or Nashville. Don't ...

4pc Bathroom 2.95 M x 1.93 M  
Bedroom 5.77 M x 4.70 M  
Laundry room 1.58 M x 2.87 M  
Storage 3.73 M x 2.62 M  
Furnace 2.13 M x 2.87 M  
2pc Bathroom 1.50 M x 1.80 M  
Dining room 5.89 M x 3.86 M  
Kitchen 5.89 M x 6.88 M

Living room 5.89 M x 6.88 M  
Foyer 3.61 M x 2.74 M  
Office 2.31 M x 1.55 M  
3pc Bathroom 2.11 M x 2.74 M  
4pc Bathroom 2.41 M x 2.44 M  
Bedroom 3.25 M x 2.49 M  
Den 4.52 M x 2.44 M  
Primary Bedroom 5.92 M x 5.36 M

Listing Presented By:



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