

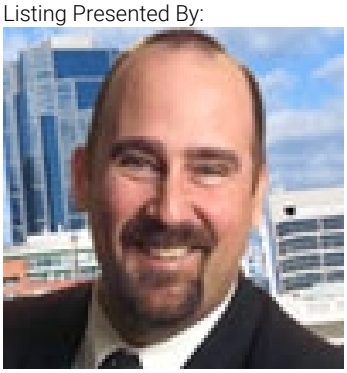
1324 8 Avenue Calgary Alberta

$3,988,888

Modern, bold, and set in one of Inglewood's most remarkable riverfront locations, this newly built infill offers something increasingly rare in Calgary's inner city: space, privacy, nature, and a truly walkable lifestyle. Positioned on an impressive 33-FT X 145-FT LOT, the property feels noticeably more open than a typical inner-city home across 4,475 SQ FT of space! With NO REAR NEIGHBOUR, the backyard looks onto greenspace, parkland, and the Bow River, creating beautiful RIVER VIEWS and a level of privacy that is difficult to replicate this close to downtown.The location is a defining feature. Step outside to the BOW RIVER PATHWAY SYSTEM for walking, running, and cycling, or head just minutes to Inglewood's 9 Avenue SE for cafes, restaurants, breweries, boutiques, markets, live music, and local shops. Pearce Estate Park, Harvie Passage, Bow Habitat Station, East Village, and Downtown Calgary are all easily accessible, while nearby routes make commuting across the city simple. It is the kind of setting that lets you trade traffic and routine for river walks, bike rides, weekend coffee stops, and an effortless connection to some of Calgary's best inner-city amenities. Nearby schools, parks, and everyday conveniences make the location as practical as it is beautiful.Inside, the home is designed to impress while functioning beautifully for everyday life. The front FOYER opens to a dedicated DINING AREA before flowing into a chef-forward kitchen anchored by a LARGE ISLAND WITH SEATING. Tall cabinetry keeps the look clean and streamlined, while exceptional storage and a full BUTLER'S PANTRY add serious function for hosting and daily routines. Whether preparing a quiet dinner or entertaining a crowd, the layout keeps everything connected without sacrificing defined spaces.Beyond the kitchen, the living room is wide and welcoming, centred around a GAS FIREPLACE and conne...

Primary Bedroom 20.00 Ft x 14.42 Ft
Other 15.50 Ft x 12.00 Ft
Bedroom 12.67 Ft x 12.00 Ft
Bedroom 15.00 Ft x 12.00 Ft
Laundry room 9.92 Ft x 8.75 Ft
Storage 4.92 Ft x 4.33 Ft
Media 17.00 Ft x 12.25 Ft
Family room 23.00 Ft x 15.33 Ft
3pc Bathroom Measurements not available
Bedroom 13.00 Ft x 10.67 Ft
Bedroom 12.00 Ft x 10.42 Ft
Exercise room 13.00 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://innercityinfills.ca/

RE/MAX Realty Professionals

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3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 15.92 Ft x 12.00 Ft

Recreational, Games room 26.67 Ft x 21.50 Ft

Laundry room 8.00 Ft x 6.00 Ft

4pc Bathroom Measurements not available