



# 1330 8 Avenue Calgary Alberta

\$2,149,000

Modern Luxury Meets Urban Living in Inglewood Welcome to this stunning brand-new detached home in one of Calgary's most sought-after inner-city communities -- Inglewood. Thoughtfully designed and originally built by the owner for his own family, this residence showcases an extraordinary level of craftsmanship and detail rarely found in new construction. Step inside to a bright, open-concept main floor featuring 11-foot ceilings, large-plank white oak engineered hardwood, and floor-to-ceiling custom storage. The inviting front patio sets the tone for urban living, perfect for morning coffee or evening conversation. The chef-inspired kitchen is an entertainer's dream, complete with an oversized island, Fisher & Paykel built-in refrigerator, Cove/Sub-Zero dishwasher, 6-foot wine fridge, and elegant glass-enclosed lighted shelving. A cozy gas fireplace, natural stone powder room with smart bidet toilet, and functional side entrance mudroom with built-in seating complete the main floor. Upstairs, natural light floods the space through expansive windows. A flex/bonus area offers versatility for an office or reading nook. The primary retreat is a true sanctuary featuring a freestanding soaker tub, dual vanities, glass-enclosed steam shower with heated floors, and a custom walk-in closet with floor-to-ceiling built-ins, lighted glass drawers, and cupboards. Enjoy breathtaking views of the Bow River and nearby park -- a rare find in urban living. Two additional bedrooms, each with their own 3-piece ensuite and custom walk-in closets, provide exceptional comfort and privacy. The laundry room with extra storage and sink adds convenience to the upper level. The fully developed basement offers incredible flexibility with two bedrooms (one with a private ensuite), an additional 3-piece bath, full kitchen with Samsung stainless steel appliances, separate laundry, and roughed-in in-fl...

Kitchen 10.33 Ft x 9.92 Ft  
Living room 18.92 Ft x 10.33 Ft  
Laundry room 15.92 Ft x 3.33 Ft  
Bedroom 14.08 Ft x 13.25 Ft  
Bedroom 12.75 Ft x 11.83 Ft  
3pc Bathroom 9.75 Ft x 4.92 Ft

Furnace 9.92 Ft x 4.75 Ft  
2pc Bathroom 5.92 Ft x 4.75 Ft  
Bonus Room 12.08 Ft x 11.08 Ft  
Laundry room 7.50 Ft x 5.75 Ft  
Primary Bedroom 14.92 Ft x 11.08 Ft  
Bedroom 15.42 Ft x 9.33 Ft

Listing Presented By:



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RE/MAX iRealty Innovations

<https://nicastrogroup.ca/>

## RE/MAX Realty Professionals

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4pc Bathroom 9.75 Ft x 4.92 Ft  
Kitchen 20.92 Ft x 11.92 Ft  
Dining room 20.92 Ft x 10.33 Ft  
Living room 15.92 Ft x 15.50 Ft

Bedroom 13.92 Ft x 9.50 Ft  
3pc Bathroom 9.92 Ft x 5.75 Ft  
3pc Bathroom 8.92 Ft x 5.92 Ft