



# 1760 8 Avenue Calgary Alberta

\$599,000

HILLHURST BEAUTY!!! Prepare to be charmed!!! Amazing townhouse in the heart of Hillhurst! Courtyard setting is so special....end unit....private yard in courtyard and overlooking the tree-lined street. Starting with 3 bedrooms, 2.5 baths, contemporary renovations within the last 5 years including a stunning new white kitchen with quartz counters, huge island, stainless appliances, farm style sink, upscale lighting.....full dining area opens to patio doors and to the SW facing patio! Living room features patio doors, wood-burning fireplace and entire main floor has vinyl plank flooring throughout.....super cute powder room. Upper floor features 3 bedrooms, walk-in closet in master with decadent ensuite.....2 balconies overlook towering spruce trees! Double garage inside parkade enters into unit for extra security, and provides a ton of storage space.....laundry, 2 storage rooms as well. Walk or bike to Kensington area's amenities, river pathways, amazing schools, outdoor pool, moments to LRT, North Hill mall and U of C, Foothills Hospital, SAIT.....Very well run building of only 11 units! Calgary's inner city NW communities are some of the best!!! (id:6769)

Primary Bedroom 13.92 Ft x 9.92 Ft  
 Bedroom 17.83 Ft x 7.83 Ft  
 Bedroom 12.00 Ft x 8.00 Ft  
 Other 5.00 Ft x 4.92 Ft  
 4pc Bathroom 7.33 Ft x 4.92 Ft  
 4pc Bathroom 9.67 Ft x 5.08 Ft  
 Laundry room 10.67 Ft x 9.75 Ft

Storage 10.33 Ft x 7.33 Ft  
 Furnace 10.00 Ft x 5.25 Ft  
 Kitchen 17.83 Ft x 9.33 Ft  
 Dining room 12.92 Ft x 7.00 Ft  
 Living room 14.83 Ft x 13.92 Ft  
 2pc Bathroom 7.08 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

<http://www.debbieferguson.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca