



## 1922 8 Avenue Calgary Alberta

\$1,199,900

This is an incredible opportunity to own a brand-new, NYC-inspired brownstone, wrapped in striking red brick, with over 3,153 total square feet of thoughtfully designed living space, built by Jerry Homes. As you enter, you're welcomed by a spacious foyer featuring a built-in bench and soaring 10-foot ceilings and hardwood floors throughout the main level. The adjacent main floor home office boasts custom built-ins and is filled with natural light from large arched windows. The stunning kitchen is equipped with a 12-foot waterfall island, Fisher & Paykel premium appliances, and elegant finishes like gold and black handles, white cabinetry, under-cabinet lighting, and quartz countertops. The great room is anchored by a custom multi-tiered gas fireplace, while the living room showcases detailed wainscoting. The mudroom impresses with its designer tile flooring, ample built-ins, and charming arched doorway. Upstairs, you'll find hardwood floors, 9-foot ceilings and an expansive primary suite with tray ceilings, a luxurious 5-piece ensuite featuring custom tiles, a skylight, double vanity, in-floor heating, a steam shower rough-in, and two spacious walk-in closets. A generously sized front bedroom with soaring ceilings, a 3-piece bathroom, another bedroom, and a large laundry room complete the upper level. The fully finished basement includes rough-in for in-floor heating, a vast recreation room, wet bar, 4th bedroom, 3-piece bath, and a dedicated storage room. The home has beautiful architectural details like curved ceilings, arched doors and windows, and black interior windows. Additional highlights include low-maintenance landscaping, rough-ins for A/C, built-in speakers, alarm systems, and exterior cameras. Conveniently located near schools, parks, trendy restaurants, bars, the river, and the Calgary Zoo, this home offers peaceful living just minutes from Inglewood'...

Bedroom 14.58 Ft x 15.50 Ft

4pc Bathroom 8.75 Ft x 5.42 Ft

Bedroom 13.17 Ft x 9.75 Ft

Laundry room 5.42 Ft x 9.67 Ft

5pc Bathroom 13.17 Ft x 9.67 Ft

Primary Bedroom 24.25 Ft x 15.50 Ft

Bedroom 13.42 Ft x 14.08 Ft

Office 10.67 Ft x 9.67 Ft

Furnace 6.33 Ft x 5.42 Ft

Kitchen 23.42 Ft x 13.42 Ft

2pc Bathroom 4.25 Ft x 5.25 Ft

Dining room 10.50 Ft x 15.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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Recreational, Games room 32.67 Ft x 14.17 Ft      Living room 13.58 Ft x 15.58 Ft  
3pc Bathroom 7.67 Ft x 5.42 Ft