



926 8 Avenue Calgary Alberta

\$1,000,000

****OPEN HOUSE: Sunday, Feb 1 from 12:00 - 2:00pm**** Set in one of Inglewood's most coveted riverside pockets, backing directly onto the Bow River and the pathway system, this home offers an exceptional inner-city lifestyle just minutes to downtown. Enjoy the best of the neighbourhood on foot, from tree-lined streets to favourite cafes and restaurants, with endless biking and running trails right outside your door. Inside, the aesthetic is bright, modern, and beautifully finished, with curated wallpaper accents adding a touch of designer character. The bright living room features large windows overlooking the front street, with no houses across the street to interrupt the view of the streetscape. The family room is anchored by a gas fireplace for effortless warmth and ambiance, while central air conditioning keeps the home cool and comfortable through the summer months. The kitchen feels crisp and timeless with white cabinetry and stainless steel appliances, designed to be as functional as it is stylish. A practical mudroom off the kitchen keeps daily life organized and offers easy access to the full-length deck, complete with a BBQ gas line and views over the fenced backyard, creating the perfect setting for summer dining and quiet evenings outdoors under the stars. Upstairs offers a spacious flex space that's ideal for an office nook, as well as two bedrooms, including the primary bedroom that is a standout, featuring built-in shelving and a charming window seat that invites slow, cozy mornings. The full bathroom offers a spa-inspired layout with a deep soaking tub and a separate shower. The fully finished lower level adds a third bedroom, full bathroom, and laundry room with sink, along with direct access to the attached heated garage. With incredible access to running and biking trails, St. Patrick's Island Park, and the best of Inglewood's cafes and restaurants j...

Bedroom 4.86 M x 4.07 M

3pc Bathroom 2.32 M x 3.29 M

Laundry room 3.58 M x 3.28 M

Furnace 2.00 M x 2.88 M

Living room 4.20 M x 4.13 M

Dining room 4.93 M x 3.75 M

Family room 4.59 M x 5.53 M

2pc Bathroom 1.44 M x 1.52 M

Primary Bedroom 4.76 M x 4.82 M

Other 1.29 M x 4.81 M

Bedroom 3.63 M x 4.15 M

Bonus Room 2.43 M x 4.85 M

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Listing Presented By:



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Kitchen 2.29 M x 3.89 M

5pc Bathroom 3.63 M x 2.78 M