

**1709 8 Avenue NW**  
**Calgary, Alberta**

**MLS # A2222838**



**\$899,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,123 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Low Maintenance		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Stone, Stucco		
<b>Foundation:</b>	Poured Concrete		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-CG		
<b>Utilities:</b>	-		

**Features:** Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

**Inclusions:** None

\*\*\*OPEN HOUSE Saturday June 21st & Sunday June 22nd: 2:00pm- 4:00pm\*\*\* Welcome to this beautifully maintained home on a quiet street just steps from all that Kensington has to offer—boutique shops, restaurants, CTrain access, and walkability to downtown. The main floor features an open-concept layout with a front sitting room and cozy window seat, an updated kitchen with new Fridge and granite counters, and a large corner pantry. A formal dining area and rear living room with gas fireplace complete the space, all overlooking the sunny south-facing backyard. Upstairs offers a spacious master bedroom with vaulted ceilings, cork flooring, a 5-piece ensuite, and a massive walk-in closet. A second large bedroom also features its own 3-piece ensuite—ideal for guests, teens, or a home office. Convenient upper-level laundry with washer and dryer included. The fully finished basement boasts a large games area, an additional family room, and an oversized third bedroom. Recent Updates include: High-efficiency furnace (2021), Hot water tank (2019), Exterior refresh (2018), Roof (2015) and A/C (2015). Additional features include cherry hardwood on the main, cork floors upstairs, impressive skylights, and a fully finished double detached garage. Pride of ownership shines throughout this exceptional home!