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GRASSROOTS REALTY GROUP

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1324 8 Avenue SE Calgary, Alberta

MLS # A2291559

$3,988,888

Division:	Inglewood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,477 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	6	**Baths:**	5 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Modern, bold, and set in one of Inglewood’s most remarkable riverfront locations, this newly built infill offers something increasingly rare in Calgary’s inner city: space, privacy, nature, and a truly walkable lifestyle. Positioned on an impressive 33-FT X 145-FT LOT, the property feels noticeably more open than a typical inner-city home across 4,475 SQ FT of space! With NO REAR NEIGHBOUR, the backyard looks onto greenspace, parkland, and the Bow River, creating beautiful RIVER VIEWS and a level of privacy that is difficult to replicate this close to downtown. The location is a defining feature. Step outside to the BOW RIVER PATHWAY SYSTEM for walking, running, and cycling, or head just minutes to Inglewood’s 9 Avenue SE for cafés, restaurants, breweries, boutiques, markets, live music, and local shops. Pearce Estate Park, Harvie Passage, Bow Habitat Station, East Village, and Downtown Calgary are all easily accessible, while nearby routes make commuting across the city simple. It is the kind of setting that lets you trade traffic and routine for river walks, bike rides, weekend coffee stops, and an effortless connection to some of Calgary’s best inner-city amenities. Nearby schools, parks, and everyday conveniences make the location as practical as it is beautiful. Inside, the home is designed to impress while functioning beautifully for everyday life. The front FOYER opens to a dedicated DINING AREA before flowing into a chef-forward kitchen anchored by a LARGE ISLAND WITH SEATING. Tall cabinetry keeps the look clean and streamlined, while exceptional storage and a full BUTLER’S PANTRY add serious function for hosting and daily routines. Whether preparing a quiet dinner or entertaining a crowd, the layout keeps everything connected without sacrificing defined spaces. Beyond the kitchen, the

living room is wide and welcoming, centred around a GAS FIREPLACE and connected to the rear deck. Here, the natural setting becomes part of the home, with greenspace and river views replacing the usual sightline into another backyard. A well-planned MUDROOM, POWDER ROOM, and additional storage complete the main level. Upstairs, the PRIMARY SUITE is a private retreat with its own BALCONY, large WALK-IN CLOSET, and spa-inspired ENSUITE featuring a FREESTANDING TUB, STEAM SHOWER, and 2-WAY GAS FIREPLACE. Two additional bedrooms and upper LAUNDRY complete this level. The LOFT adds another exceptional living space with room for a THEATRE, a WET BAR, balconies, an additional bedroom, and a FULL BATH. Downstairs, the basement functions like a second home within the home, offering a spacious REC ROOM, WET BAR WITH ISLAND SEATING, GYM, two more BEDROOMS, bathrooms, laundry, and extensive storage. This is the kind of property buyers wait for: a substantial inner-city lot, river views, parkland behind, no rear neighbour, immediate pathway access, and one of Calgary’s most loved neighbourhoods just outside the door!

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