

**120 8 Avenue NW**  
**Calgary, Alberta**

**MLS # A2291389**

**\$2,199,000**



<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,771 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

The Ultimate Inner-City Location &ndash; Steps from Crescent Park! Enjoy life just moments from tennis and basketball courts, a skating rink, playground, curling rink, and two baseball diamonds. Tucked away behind Crescent Road in a quiet setting, this home is within walking distance to downtown, Prince&rsquo;s Island, St. Patrick&rsquo;s Island, and the Bow River pathways. Bordering Rosedale, it offers stunning city, river, and mountain views. This custom-built 5-bedroom home boasts over 4,200 sq. ft. of luxurious living space, blending timeless design with modern comfort. Featuring 10&rsquo; ceilings in basement and main floor and 9&rsquo; ceilings on upper floor with all rooms having tray ceilings, a massive chef&rsquo;s kitchen with quartz counters and a butler&rsquo;s pantry, high end JENN AIR appliances, black triple pane high efficiency windows, the open-concept layout flows seamlessly into the elegant living room with fireplace and French doors leading to a beautiful backyard oasis. The main floor also includes a spacious office and a formal dining room with city views. Upstairs, enjoy a bonus room, two additional bedrooms, and a private master retreat with barrel ceilings, fireplace, city views, a spa-like 5-piece en-suite, and a walk-in closet. The upstairs laundry adds extra convenience. The fully finished lower level features a media room, bar, gym, wine cellar, two more bedrooms, and a custom 4-piece bath&mdash;perfect for family or guests. This is truly a rare find in one of Calgary&rsquo;s most desirable inner-city locations.