

1001 8 Avenue NE  
Calgary, Alberta

MLS # A2209946



# \$899,000

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning home! With over 2,200 sq ft of living space, 3 bedrooms and 3.5 baths! This home is perfectly situated on a corner lot in the sought after neighbourhood of Renfrew just minutes from downtown, this location offers unbeatable convenience while being steps from Renfrew Ridge, parks and playgrounds, ideal for families and urban professionals alike. Inside you'll be treated by soaring ceilings, gleaming hardwood floors and sun drenched windows framing Breathtaking City Views! The open concept main floor is designed for both comfort and style. A Chef's dream kitchen awaits, featuring soft close cabinetry, quartz countertops, stainless steel appliances including a gas range and a peninsula island perfect for casual dining or entertaining. The bright dining room is highlighted by a charming bay window, while the spacious living room invites relaxation with large windows, city views and a lovely gas fireplace. A convenient half bath and closets at both entrances complete this main level. Upstairs you'll find 2 Luxurious bedroom suites! The primary suite is expansive, offering exceptional city views, a walk-in closet with custom built-ins and a spa inspired 4pc en-suite with a dual vanity, tiled shower and private water closet. The second bedroom also boasts a 4pc en-suite, large bay windows and large closet with built-ins, plus a stacked laundry set can be found in the hallway between the bedrooms. The fully finished basement offers exceptional additional living space, including a huge family room with another gas fireplace, perfect for cozy movie nights! A large 3rd bedroom with a cheater en-suite makes an ideal guest retreat. Generous west facing windows and high ceilings ensure the basement feels bright and airy to match the rest of the home. Step outside to enjoy your sunny south facing backyard complete with a landscaping,

low maintenance duradecking with a stylish glass railing and the rear double detached garage is insulated and drywalled. Don't miss the opportunity to own this beautiful home in this desirable inner city neighbourhood! Book a showing today!