

# \$875,000 - 1737 8 Avenue Nw, Calgary

MLS® #A2205186

**\$875,000**

3 Bedroom, 4.00 Bathroom, 1,664 sqft  
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Welcome to 1737 8th avenue in the historic and vibrant community of Hillhurst. With just under 2500 square feet of move in ready living space, this beautiful and modern 2 Storey home has 3 Beds & 3.5 Baths with a private yard, double detached garage, A/C and Upgraded features! Start your day in the open layout kitchen that centres the home with Hardwood floors, sleek cabinetry, a large kitchen island, Quartz countertops, a Gas Stove and loads of storage to stay clean and organized. The main floor's large windows showcase the abundance of natural light that keeps the living room, kitchen and dining area bright and cheery. The dining and living room area flows seamlessly, perfect for throwing the ultimate dinner party with family and friends or relaxing evenings at home by the stone Fireplace. The back deck is steps away from the kitchen for summer BBQ's or your morning coffee in the South facing private yard. Up the stairs from the main floor is the oversized primary bedroom with jack and jill walk in closets for extra storage. The luxurious primary ensuite features a 10mm glass shower with slate tile, soaker tub and dual vanity sinks with a quartz countertop under a vaulted ceiling full of natural light. The large secondary bedroom fits a king size bed and more with a full 4pc ensuite and large closet. Downstairs you'll find a large Rec/Family room with a quartz countertop bar, a large window and a Third oversized bedroom with a walk-in closet and a 3pc Bath with a walk-in shower and



HEATED BATH FLOOR. The private backyard is LOW MAINTENANCE LANDSCAPED and ready to go with a back deck & pergola feat new deck additions (2024) that leads you to the insulated double detached garage. Plus a ton of upgrades - NEW A/C (2024), NEW CARPET (2024), YARD SHED (2023), TANKLESS HOT WATER. This home has everything you need right now and is truly MOVE IN READY!! A quick walk to Kensington and the the River pathways, Call your favourite realtor and take a look before this Hillhurst gem is gone.

Built in 1995

### Essential Information

MLS® #	A2205186
Price	\$875,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,664
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1737 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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