

# \$899,900 - 1709 8 Avenue Nw, Calgary

MLS® #A2222838

**\$899,900**

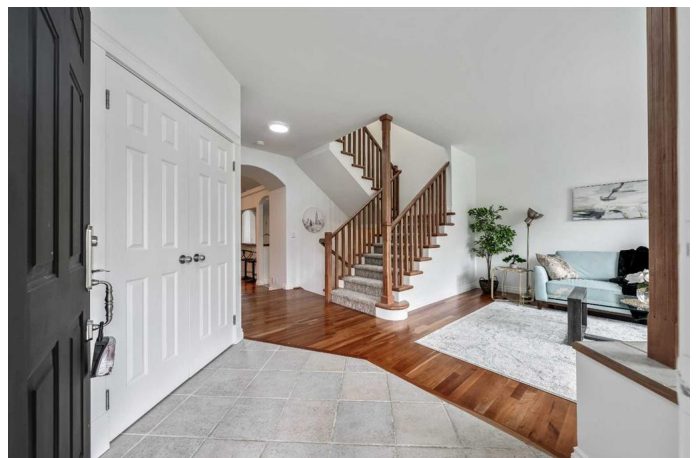
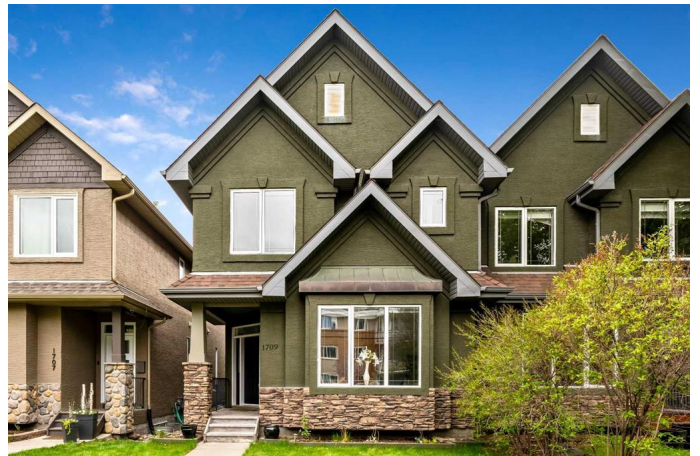
3 Bedroom, 4.00 Bathroom, 2,123 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday June 14th:  
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!

Built in 1998



## Essential Information

MLS® #	A2222838
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,123
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1709 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.