

\$869,990 - 1709 8 Avenue Nw, Calgary

MLS® #A2222838

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3 Bedroom, 4.00 Bathroom, 2,123 sqft

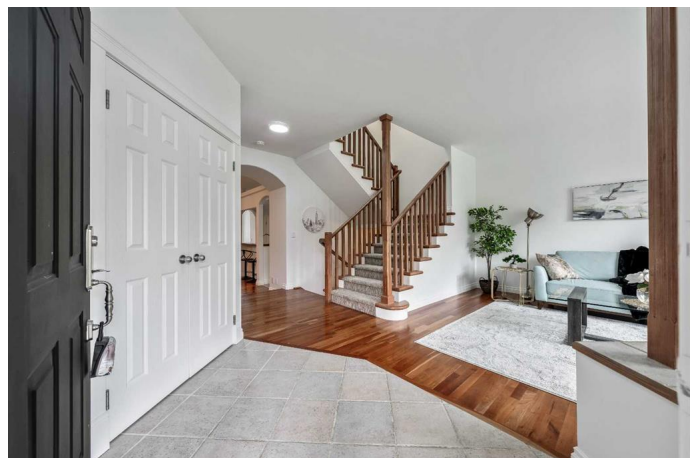
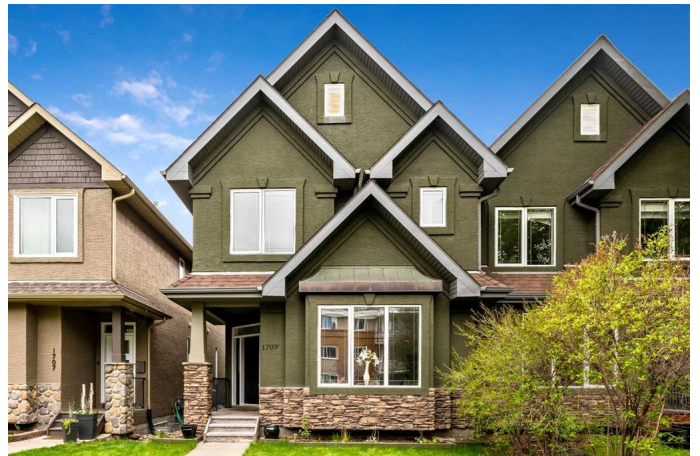
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

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	\$869,990
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	Side by Side, 2 Storey
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	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Central Vacuum, Granite Counters, Jetted Tub, Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Garage Control(s), Gas Stove, 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 Private Yard, Garden
Lot Description Back Lane, Front Yard, Interior Lot, Rectangular Lot, Back Yard, Fruit
 Trees/Shrub(s), Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025
Days on Market 72
Zoning R-CG

Listing Details

Listing Office The Real Estate District

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