

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

MLS® #A2222838

**\$869,990**

3 Bedroom, 4.00 Bathroom, 2,123 sqft

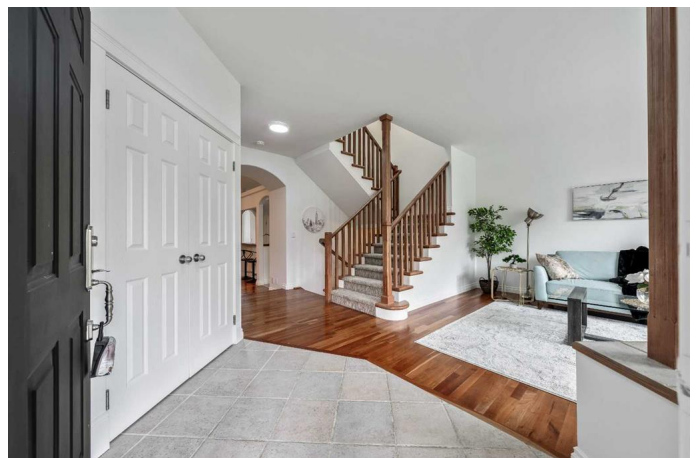
Residential on 0.08 Acres

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        64  
Zoning                     R-CG

**Listing Details**

Listing Office            The Real Estate District

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