

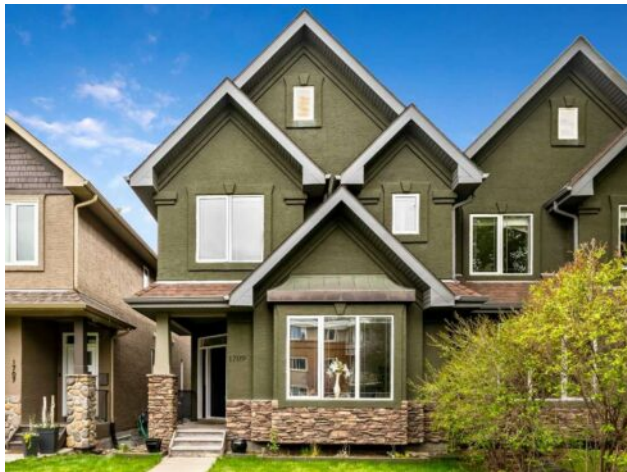


GRASSROOTS
REALTY GROUP

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1709 8 Avenue NW
Calgary, Alberta

MLS # A2222838



\$869,990

Division:	Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,123 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SATURDAY JUNE 28 AND SUNDAY JUNE 29: 2:00PM - 4:00PMWelcome 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!