



GRASSROOTS
REALTY GROUP

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120 8 Avenue NW
Calgary, Alberta

MLS # A2264851



\$1,999,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,763 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

The Ultimate Inner-City Location – Steps from Crescent Park! Enjoy life just moments from tennis and basketball courts, a skating rink, playground, curling rink, and two baseball diamonds. Tucked away behind Crescent Road in a quiet setting, this home is within walking distance to downtown, Prince's Island, St. Patrick's Island, and the Bow River pathways. Bordering Rosedale, it offers stunning city, river, and mountain views. This custom-built 5-bedroom home boasts over 4,200 sq. ft. of luxurious living space, blending timeless design with modern comfort. Featuring 10' ceilings in basement and main floor and 9' ceilings on upper floor with all rooms having tray ceilings, a massive chef's kitchen with quartz counters and a butler's pantry, the open-concept layout flows seamlessly into the elegant living room with fireplace and French doors leading to a beautiful backyard oasis. The main floor also includes a spacious office and a formal dining room with city views. Upstairs, enjoy a bonus room, two additional bedrooms, and a private master retreat with barrel ceilings, fireplace, city views, a spa-like 5-piece ensuite, and a walk-in closet. The upstairs laundry adds extra convenience. The fully finished lower level features a media room, bar, gym, wine cellar, two more bedrooms, and a custom 4-piece bath—perfect for family or guests. This is truly a rare find in one of Calgary's most desirable inner-city locations.