



**924 8 Avenue SE  
Calgary, Alberta**

**MLS # A2278801**



**\$1,050,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Beach, Front Yard, G		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Backyard Fire Table		

Set in one of Inglewood's most coveted pockets, backing directly onto the Bow River and the incredible pathway system, this home offers a rare blend of privacy, polish, and effortless access to downtown. From the moment you arrive, the finish is unmistakably elevated: newly refinished hardwood floors, plush wool carpeting, and a bright, spacious living room framed by tall windows and the added luxury of no neighbours in front (or behind), just a quiet streetscape. Entertain with ease in the generous dining room, then unwind in the stylish family room where a European linear wood burning fireplace is anchored by a custom reclaimed-wood mantle. The contemporary kitchen is beautifully appointed with a gas range, premium stainless steel appliances, 2 garburators, granite countertops, and richly stained cabinetry. Step outside onto a large deck overlooking a park-like setting with views that stretch beyond the river and pathways, creating an outdoor space that feels like your own private escape. Step down from the deck into a backyard that's currently open, with the option to fence it in if you'd like. An underground gas line runs to the yard and presently services the included fire table. A striking glass railing and custom faux brick accents lead you upstairs to a spacious flex space, that's ideal for an office nook, as well as 2 bedrooms, including the primary suite with vaulted ceilings and an expansive walk-in closet. The spa-inspired bathroom delivers true retreat energy with a freestanding soaker tub, separate shower, trough sink and the practicality of a laundry chute that makes everyday living feel seamless. Central A/C keeps the home comfortable through Calgary's warm summer days. The fully finished lower level adds a third bedroom, full bathroom, and laundry room with sink, along with direct access to the attached heated

garage that has a recently epoxied floor with a central vac system. With incredible access to running and biking trails, St. Patrick's Island Park, and the best of Inglewood's cafés and restaurants just a stroll away, this is river-adjacent living at its most refined. This portion of Inglewood was protected from the 2013 flood by an existing berm, offering added peace of mind in a location that truly has it all.