



**926 8 Avenue SE  
Calgary, Alberta**

**MLS # A2278811**



**\$999,999**

<b>Division:</b>	Inglewood	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,879 sq.ft.	<b>Age:</b> 1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Common, Double Garage Attached, Driveway	
<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	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		
<b>Inclusions:</b>	None		

**OPEN HOUSES:** Saturday, January 17 from 2:00-4:00pm & Sunday, January 18, from 11:00am-1:00pm. Set in one of Inglewood's most coveted riverside pockets, backing directly onto the Bow River and the pathway system, this home offers an exceptional inner-city lifestyle just minutes to downtown. Enjoy the best of the neighbourhood on foot, from tree-lined streets to favourite cafés and restaurants, with endless biking and running trails right outside your door. Inside, the aesthetic is bright, modern, and beautifully finished, with curated wallpaper accents adding a touch of designer character. The bright living room features large windows overlooking the front street, with no houses across the street to interrupt the view of the streetscape. The family room is anchored by a gas fireplace for effortless warmth and ambiance, while the kitchen feels crisp and timeless with white cabinetry and stainless steel appliances, designed to be as functional as it is stylish. A practical mudroom off the kitchen keeps daily life organized and offers easy access to the full-length deck, complete with a BBQ gas line and views over the fenced backyard, creating the perfect setting for summer dining and quiet evenings outdoors under the stars. Upstairs offers a spacious flex space that's ideal for an office nook, as well as two bedrooms, including the primary bedroom that is a standout, featuring built-in shelving and a charming window seat that invites slow, cozy mornings. The full bathroom offers a spa-inspired layout with a deep soaking tub and a separate shower. 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. 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.