



**2809 8 Street SW  
Calgary, Alberta**

**MLS # A2283592**



**\$2,199,000**

**Division:** Upper Mount Royal

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,572 sq.ft. **Age:** 1983 (43 yrs old)

**Beds:** 4 **Baths:** 2 full / 2 half

**Garage:** Double Garage Attached

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Lane, Back Yard, Landscaped, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Hardwood, Slate, Tile

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Stone, Stucco

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

**Inclusions:** All Wall Mounted TV's, Stereo System Interior + Exterior. All appliances existing in property including but not limited to the noted Appliances

Situated in the highly desirable community of Mount Royal, this fantastic four-bedroom family home offers an exceptional lifestyle with walkability to all levels of schooling, including Earl Grey Elementary + Western Canada High School + an easy stroll to the Glencoe Club. The classic brick + stucco exterior is complemented by a large double attached garage + additional laneway parking beyond the backyard. The main floor is highlighted by a dynamic, expansive living room with dramatic beamed ceilings + a wood-burning fireplace framed by floor-to-ceiling stone. Flooring throughout the home is carpet-free, primarily showcasing hardwood + the interior has been freshly painted. A main-floor office features a built-in desk + an integrated storage system, while the designated formal dining room includes a built-in china cabinet for timeless entertaining. The legacy kitchen offers generous counter space + abundant cabinetry, complete with an island + a very spacious informal dining area with windows overlooking the expansive deck. Patio doors lead to a spectacular, flat, treed + landscaped west-facing backyard, creating an ideal setting for both everyday living + entertaining. The outdoor spaces truly shine with a huge deck equipped with a hot tub, making this an excellent home for indoor + outdoor living. Upstairs, you'll find four very spacious bedrooms, a convenient laundry room + renovated bathrooms. The primary bedroom offers a 5 piece ensuite bath + dressing room complete with built in dressers. Two mudrooms enhance functionality for busy family life, with one located on the main floor + a second conveniently positioned off the attached under-drive garage with snowmelt. The lower level offers a huge family room/games area with built-in bookshelves + recently refinished hardwood flooring. This very bright, Air conditioned family home is

available for quick occupancy.