



GRASSROOTS
REALTY GROUP

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2010 8 Avenue SE
Calgary, Alberta

MLS # A2192178



\$1,450,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

A MASTERPIECE IN MODERN DESIGN – A RARE OPPORTUNITY TO OWN THIS ARCHITECTURAL GEM! This striking ultra-luxurious detached home blends contemporary elegance with old-world charm, offering meticulously designed living space designed by JTA Design! This home showcases iconic architecture with steep-pitched rooflines, timeless brickwork, and expansive windows that flood the interiors with natural light. Nestled in the heart of Inglewood, this brand-new residence offers an unbeatable location—just steps from the Bow River pathways, Inglewood Wildlands, and a vibrant mix of trendy shops, restaurants, live music, breweries, and the Inglewood Golf Course. Inside, the open-concept main floor boasts soaring 11-ft ceilings and wide-plank oak hardwood flooring, with designer touches across every inch. The stunning chef’s kitchen is a focal point, featuring custom full-height cabinetry, beautiful quartz countertops with a full-height quartz backsplash, and a hidden walk-in pantry for seamless storage. An oversized island with a waterfall quartz counter and contemporary accents anchors the space, complemented by a premium appliance package, including a gas cooktop, wall oven, refrigerator, dishwasher, and beverage fridge. A modern chandelier hangs above the welcoming dining space, while the living room offers a designer-inspired media wall with an inset gas fireplace, a full-height quartz surround, and an expansive feature wall and hearth—all overlooking the private backyard. A mudroom with a walk-in closet and upscale powder room finish off the main floor before heading up the glass-walled staircase to the second floor. The primary suite is a luxurious retreat with a vaulted ceiling, an extra-long walk-in closet with custom built-ins and window, and a spa-inspired ensuite with heated floors, a fully tiled walk-in shower

with bench, a dual vanity, and a freestanding soaker tub with an elegant tile surround. Two additional spacious bedrooms each feature private ensuites, ensuring ultimate comfort. The fully developed basement offers 10-ft ceilings (perfect for a golf simulator), a spacious rec area with a built-in media centre, a dedicated home gym, a large guest/fourth bedroom, a spacious 3-pc bath, and a pocket office with a built-in workstation for two. Inglewood continues to rank as one of Calgary's best neighbourhoods, offering a perfect mix of historic charm, modern urban amenities, and easy access to nature. From locally owned boutiques to award-winning restaurants and the endless river pathways, this community is truly one of a kind. Don't miss the opportunity to own a piece of architectural excellence in one of Calgary's most sought-after communities!