



GRASSROOTS
REALTY GROUP

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131 8 Avenue NE
Calgary, Alberta

MLS # A2316136



\$989,000

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,732 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Views		

Heating:	Electric, Forced Air, Heat Pump, Natural Gas, Solar	Water:	-
Floors:	Cork, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	ICF Block, See Remarks	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Smoking Home, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Contact seller directly

Click brochure link for more details. Stunning Modern Duplex in Prime Crescent Heights & Energy-Efficient Urban Oasis This beautifully updated duplex in the highly sought-after, tree-lined community of Crescent Heights offers an exceptional inner-city lifestyle just minutes' walk from downtown Calgary. Steps from vibrant parks, top-rated schools, the popular splash park, lawn bowling greens, and scenic Bow River pathways, this home perfectly blends urban convenience with peaceful neighbourhood charm. The bright open-concept main floor boasts impressive 9-foot ceilings and abundant natural light through large south-facing windows overlooking a serene, fully fenced backyard framed by mature trees & your private urban oasis perfect for relaxing or entertaining. Upstairs, the second level also features 9-foot ceilings and includes three generously sized bedrooms. The primary suite is a true retreat with a spacious walk-in closet and luxurious ensuite featuring an infinity jet tub with ceiling-mounted filler. A second full bathroom (with its own jet tub) serves the additional bedrooms. All bathrooms feature elegant heated slate floors for year-round comfort, and convenient upstairs laundry completes the level. The fully developed basement offers excellent flexibility with two additional bedrooms, a spacious living area, kitchenette, and full bathroom & ideal for a mortgage helper, extended family, or guest suite. A separate ground-level entry can be easily added (pending permits and approvals). Designed for efficiency and comfort, the property features major 2025 energy-saving upgrades, including a high-performance cold-climate heat pump for year-round heating and cooling, a substantial 7kW solar power system, and a heat recovery ventilator for superior indoor air quality. Double Low-E windows throughout and an insulated concrete form

(ICF) party wall deliver outstanding energy performance, air sealing, and sound attenuation. Stainless LG appliances (oven, French door refrigerator, and dishwasher – upgraded since 2022) are included along with the LG washer and dryer. Additional conveniences include a natural gas fireplace in the living room along with available natural gas hookup for oven and BBQ. The exterior features low-maintenance Hardie board and metal siding with warm wood accents, beautifully framed by mature trees. Enjoy significantly lower utility costs while maintaining exceptional comfort in every season. *Some photos virtually staged