



310 8 Avenue NE
Calgary, Alberta

MLS # A2325011



\$899,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,710 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Closet Organizers, Double Vanity, No Smoking Home | | |

Inclusions: N/A

Discover the perfect blend of modern comfort and inner-city convenience in this beautifully refreshed detached home, ideally situated on a quiet, tree-canopied street in the heart of Crescent Heights. Thoughtfully updated throughout, the home offers a bright and functional layout designed to suit both everyday living and entertaining. The open-concept main level is filled with natural light, creating an inviting space to gather with family and friends. The upper level features three generously sized bedrooms, including a spacious primary suite with room for a king-sized bed, dual closets, and a private ensuite showcasing in floor heat and an oversized walk-in shower. Whether you're upsizing or starting a family, the bedroom layout provides the flexibility you've been looking for. Downstairs, the fully finished basement expands your living space with a stylish recreation area complete with a wet bar, a dedicated home office ideal for remote work, and a full bathroom with a beautifully finished shower. Outside, the private backyard has been thoughtfully redesigned to maximize outdoor enjoyment. A large entertaining deck, contemporary railings, and a custom privacy wall create the perfect backdrop for summer barbecues, quiet evenings, or hosting guests. Additional highlights include central air conditioning, hardwood flooring, new carpeting, refreshed cabinetry, custom staircase railings, fresh interior paint, and an insulated double detached garage. Located just minutes from downtown, this exceptional home places you in one of Calgary's most desirable neighbourhoods. Enjoy easy access to the restaurants and cafes along Edmonton Trail, nearby walking and cycling pathways, and the stunning city skyline views from Rotary Park. Offering style, space, and an unbeatable location, this move-in-ready home is an outstanding opportunity to experience everything

Crescent Heights has to offer.