



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1414A 8 Avenue SE
Calgary, Alberta

MLS # A2332236



\$949,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1932 (94 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air, Solar	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this beautifully renovated bungalow in the heart of Inglewood, one of Calgary's most sought-after inner-city communities. Situated on a quiet residential street just one block from the shops, cafés, restaurants, breweries, and boutiques of historic 9th Avenue, this exceptional home is a block from the Bow river and within walking distance to the River pathways, downtown, East Village, the Saddledome, future event centre, and the upcoming Green Line LRT. Originally built in 1932, the home has been extensively renovated. A complete remodel of the main floor and upgraded system was completed in 2022 and an additional \$120,000 in improvements since last sold in 2023. The result is a truly move-in-ready property with designer finishes throughout. Located across from a historic church, the home enjoys an open outlook with no homes directly in front. The bright, open-concept main floor offers over 1,075 sq. ft. with luxury vinyl plank flooring, pot lights, custom built-ins, and a beautifully designed kitchen featuring two-tone cabinetry, quartz countertops, gas cooktop, built-in wall oven and microwave, stylish backsplash, and LG InstaView Smart refrigerator. The spacious primary suite includes a walk-in closet and elegant four-piece ensuite and dual sinks. The house includes 4 bedrooms and 3 full bathrooms. The professionally finished basement adds incredible flexibility with two bedrooms, a stunning four-piece bathroom with designer brass fixtures and heated floors, a fireplace feature wall, custom wet bar with bespoke millwork, luxury vinyl plank flooring, and abundant storage. A separate exterior entrance with walk-up access, combined with R- C2 zoning, offers excellent potential for a future secondary suite (subject to City approval). Major upgrades completed in recent years include a 200-amp electrical service, complete PEX

plumbing, new furnace, upgraded insulation, energy-efficient windows, and more. A solar panel system with ENMAX net metering provides significant utility savings, with production data available upon request. The private backyard is professionally landscaped with a new deck, pergola, fenced yard, and mature fruit trees, creating a wonderful outdoor retreat including an 8 person hot tub. A detached single garage plus additional parking offers space for three vehicles. There is free street parking in the cul de sac, a rarity in Inglewood. Combining timeless character with modern design, energy efficiency, and an unbeatable walkable location, this exceptional Inglewood home offers a rare opportunity to enjoy inner-city living at its finest.