



\$ 1,288,000.00

## 2229 8 AVENUE SE CALGARY

<https://paulbrinton.com>

(OPEN HOUSE SAT DEC 4th & SUN DEC 5th @ 2 TO 4 PM) Luxury living at its finest. With amazing views of the Bow River & golf course this walk-out home with a triple garage offers over 3500 sq ft of living space. Imagine living here with your...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159945

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 18:04:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Lot size:** 4871 sq ft

**Year built:** 2005

**Parking:** Alley Access, Oversized, Triple  
Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas, Living  
Room, Master Bedroom, Three-Sided

**Exterior Features:** Fire Pit, Private Yard

**District:** CAL Zone CC

**Total Parking:** 3

**Flooring:** Carpet, Ceramic  
Tile, Hardwood, Slate

**Community Features:** Schools  
Nearby, Sidewalks, Tennis Court(s), Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** Central Air



**Inclusions:** Nest thermostat, Nest door bell,  
3 Nest cameras in backyard. Backyard firepit

**Interior Features:** Ceiling Fan(s),Closet  
Organizers,Double Vanity,French  
Door,Granite Counters,High Ceilings,Jetted  
Tub,Kitchen Island,No Smoking Home,Open  
Floorplan,Pantry,See Remarks,Separate  
Entrance,Storage,Sump Pump(s),Tankless  
Hot Water,Walk-In Closet(s)

**Lot Features:** Rectangular Lot

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** Two

**Laundry features:** See Remarks

**Zoning:** M-CG d44

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 520.61

**Title Land:** Fee Simple

**Photo Count:** 50

**Rooms Above Grade:** 8

**Unit Exposure:** E

**Construction Materials:**

**Suite:** No

Stone,Stucco,Wood Frame,Wood Siding

**Foundation:** Slab

**Frontage Metres:** 11.43M 37`6"

**Appliances:** Central Air

**Living Area SF:** 2474.00

Conditioner,Dishwasher,Dryer,Electric  
Stove,Microwave Hood Fan,Tankless Water  
Heater,Washer,Window Coverings

**Subdivision Name:** Inglewood

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** Airspace Restriction

