



\$ 1,125,000.00

## 2245 8 AVENUE SE CALGARY

<https://paulbrinton.com>

GREAT VALUE for Inner City, ACROSS FROM the BOW RIVER! The Stately Stone Exterior on this gorgeous Home, greets you from the curb. Walk through the front door and have a seat while you remove your shoes, take your coat off and stay awhile. Step through the French Doors to...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1087188

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 20:10:17

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 04/03/21

**Two Piece Bath:** 1

**Lot size:** 4876 sq ft

**Year built:** 2003

**Parking:** 220 Volt Wiring, Alley Access,  
Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Basement,Blower  
Fan,Family Room,Gas,Living Room

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

**District:** CAL Zone CC

**Total Parking:** 2

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

**Community Features:**  
Fishing,Golf,Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None



**Inclusions:** Upstairs Washer & Dryer, Built in Microwave with fan, Fridge, Dishwasher, Gas Bar, Built-in Cooktop, Built in Oven, Blinds, Garage Door remote, Fireplace x3, Built in garage workbench and cabinets, fire pit, Satellite Dish, Humidifier, Gazebo/Shed. Basement - Fridge, Dishwasher, Microwave, Mirror on wall, Washer and Dryer

**Interior Features:** Bookcases, Breakfast Microwave with fan, Fridge, Dishwasher, Gas Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Lot Features:** Back Lane, Back Yard, Cul-De-Sac

**Roof Type:** Asphalt, Asphalt Shingle

**Heating Type:** In Floor, Fireplace(s), Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** Two

**Laundry features:** Lower Level, Upper Level

**Zoning:** M-CG d44

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 436.01

**Title Land:** Fee Simple

**Photo Count:** 44

**Rooms Above Grade:** 8

**Unit Exposure:** NE

**Construction Materials:** Stone, Stucco

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 11.42M 37`6"

**Appliances:** Built-In

**Living Area SF:** 2749.95

Oven, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Humidifier, Microwave, Microwave Hood Fan, Other, Refrigerator, Satellite TV Dish, Washer, Window Coverings

**Subdivision Name:** Inglewood

**Structure Type:** House

**Lot Size Acres:** 0.11

