

# \$1,699,900 - 2225 8 Avenue Se, Calgary

MLS® #A2218526

**\$1,699,900**

5 Bedroom, 5.00 Bathroom, 2,751 sqft

Residential on 0.11 Acres

Inglewood, Calgary, Alberta

An incredibly rare opportunity to live on the Bow River in the heart of desirable Inglewood. This recently updated home has been renovated on the top level and basement, with soaring ceilings and loads of natural light throughout. Featuring 5 living areas, 5 bedrooms, 4.5 bathrooms, a home gym and over 4,000 square feet of developed space + a walkout basement, this property is perfect for a growing family or those that love to entertain. A wall of floor-to-ceiling windows greet you in the 22'x22' front great room that has a central gas fireplace and stunning views of the river. The open-to-below design allows for natural light to flow effortlessly throughout the main and upper level. The expansive kitchen is complete with granite countertops, built-in appliances, and a large island - all overlooking the rear family room and dining area - designed with hosting in mind. The family room is complete with a gas fireplace for cozy winter nights and has direct access to the balcony and backyard. A wall of SW-facing rear windows provide natural light throughout the back of the home all day long. The main level is complete with 2pc bathroom and a bedroom with 4pc ensuite - the ideal setup for a guest suite or multi-generational living. The recently renovated upper level of the home has a large bonus room with clear views of the river. The primary suite is complete with a 6pc ensuite with 4 shower heads, a soaker tub, 10mm glass surround and dual sinks as well as a walk-in closet with laundry. Enjoy morning



coffee on the private front balcony while overlooking the river from your bedroom or open the sliding doors to your juliet balcony overlooking the great room. Two more large bedrooms and a 5pc bathroom with dual sinks complete the upper level. Resilient luxury vinyl plank flooring flows throughout the walkout basement living areas, with two rec rooms providing space for all your needs. A gym with rubber flooring, large bedroom and a full bathroom complete the lower walkout level. Spanning the full width of the home, the rear balcony captures optimal SW sun all day and has ample space for a living and dining area + cooking space. If the sunshine becomes too much, the central A/C will keep you cool inside all summer long. The backyard has been freshly sodded with a new fence and is complete with a double detached garage + parking pad that could easily be taken over for a larger backyard space. Located on the most coveted street in all of Inglewood, with quick access to countless amenities and major arteries, this move-in ready property is a rare find and a gem within this charming historical community.

Built in 2004

**Essential Information**

MLS® #	A2218526
Price	\$1,699,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,751
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	2225 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0P2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	79

Zoning

M-CG

Listing Details

Listing Office

Charles

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.