

1, 1760 8 Avenue NW
Calgary, Alberta

MLS # A2161431



\$579,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, On Street, C		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

HILLHURST BEAUTY!!! Prepare to be charmed!!! Amazing townhouse in the heart of Hillhurst! Courtyard setting is so special....end unit.....private yard in courtyard and overlooking the tree-lined street. Starting with 3 bedrooms, 2.5 baths, contemporary renovations within the last 5 years including a stunning new white kitchen with quartz counters, huge island, stainless appliances, farm style sink, upscale lighting.....full dining area opens to patio doors and to the SW facing patio! Living room features patio doors, wood-burning fireplace and entire main floor has vinyl plank flooring throughout.....super cute powder room. Upper floor features 3 bedrooms, walk-in closet in master with decadent ensuite.....2 balconies overlook towering spruce trees! Double garage inside parkade enters into unit for extra security, and provides a ton of storage space.....laundry, 2 storage rooms as well. Walk or bike to Kensington area's amenities, river pathways, amazing schools, outdoor pool, moments to LRT, North Hill mall and U of C, Foothills Hospital, SAIT.....Very well run building of only 11 units! Calgary's inner city NW communities are some of the best!!!