

# \$598,895 - 4, 1760 8 Avenue Nw, Calgary

MLS® #A2200935

**\$598,895**

3 Bedroom, 3.00 Bathroom, 1,471 sqft  
Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

4, 1760 8 Avenue NW | Location Location Location! | Stunning Newly Renovated Three Bedroom, Three Bathroom Townhouse In A Fantastic Neighborhood | Over 1400 Sq Ft Of Modern Elegance With Timeless Charm | Beautiful Wood Burning Brick Fireplace In The Living Room | Brand New Kitchen With Stylish Finishes & Stainless Steel Appliances | Generous Sized Bedrooms With Ample Natural Light | Two Convenient, Secure Parking Spaces Right Outside The Lower Level Storage Area | This Home Is A "Smart Home", It Has Smart Switches In Some Of The Rooms, Extra Access Points Wired Into The Ceilings On The Top & Main Floor, Smart Thermostat, & Has Speakers Installed In The Living Room Ceiling | All Are HomeKit Compatible (Controlled From Siri On iOS) | Steps To North Hill C-Train Station, Popular Riley Park, The Bow River Pathways & Trendy Shops & Restaurants In Kensington | Amenities Such As North Hill Mall & Market Mall Are Conveniently Nearby | Proximity To Downtown, McMahon Stadium, Foothills Hospital, & The Alberta Children's Hospital Further Enhances The Home's Desirability | Condo Fees of \$695.72 Include Common Area Maintenance, Snow Removal, & Reserve Fund Contributions | PETS Allowed Subject to Board Approval

Built in 1986

## Essential Information



MLS® #	A2200935
Price	\$598,895
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4, 1760 8 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C2

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal
Parking Spaces	2
Parking	Assigned, Parkade, Underground
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Smart Home, Storage, Walk-In Closet(s), Wired for Sound, Wood Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Balcony, Courtyard, Private Entrance, Uncovered Courtyard

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 18th, 2025

Days on Market 19

Zoning M-CG

## Listing Details

Listing Office Real Broker

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