

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

MLS® #A2200935

**\$598,895**

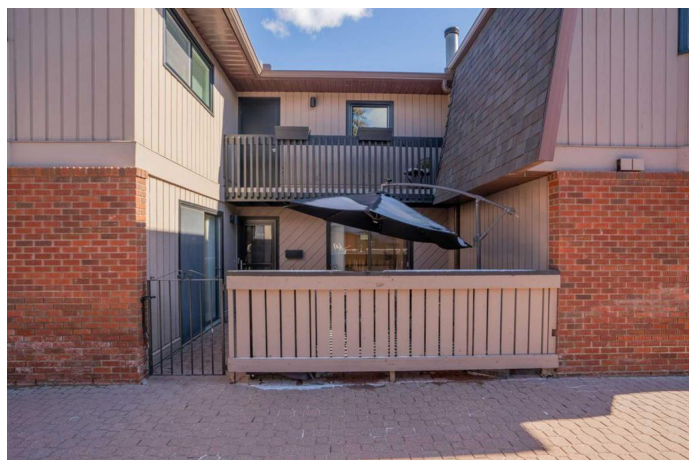
3 Bedroom, 3.00 Bathroom, 1,471 sqft  
Residential on 0.00 Acres

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 18

Zoning M-CG

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.