

# \$1,050,000 - 1221 8 Avenue Se, Calgary

MLS® #A2198423

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 1,925 sqft  
Residential on 0.14 Acres

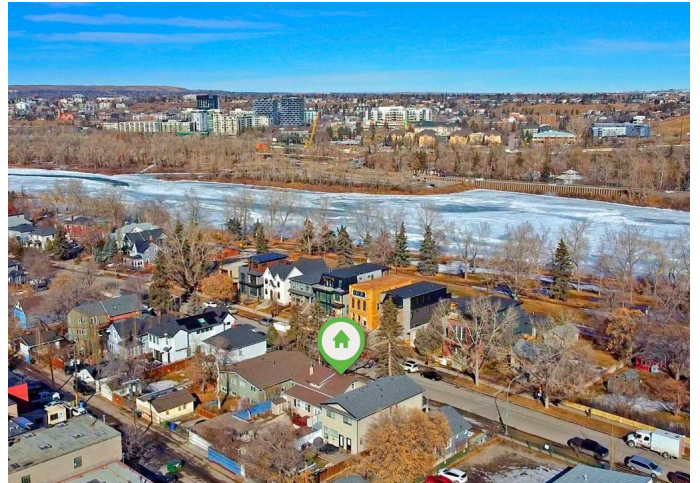
Inglewood, Calgary, Alberta

Gem Alert! Located between Inglewood's vibrant main strip and the peaceful Bow River pathways, this remarkable property offers endless potential. Situated on a 50 ft x 123 ft lot with R-CG zoning, it presents a rare opportunity for redevelopment, with the potential for a 2 LOT SUBDIVISION.

Whether you're a builder, investor, or searching for your dream home in one of Calgary's most sought-after communities on a highly coveted street, this is an opportunity you won't want to miss. Move-in ready and impeccably maintained, this home seamlessly blends historic charm with modern updates.

The 2 storey character home offers nearly 2,800 sq. ft. of living space, including a 904 sq. ft. two-bedroom basement suite (illegal) with a full kitchen, living room, a four-piece bathroom, and two separate entrances.

The main floor features 8'3" ceilings and a spacious layout, including a living room with a cozy gas fireplace and a charming formal dining room—perfect for entertaining. The updated kitchen is a chef's dream, offering stainless steel appliances, an island with a breakfast bar, gorgeous cabinetry, and ample storage space. Newly installed hardwood floors with sound insulation add warmth and comfort throughout. The main-floor bedroom could easily serve as a work-from-home office



or guest room, while a full four-piece bathroom and main-floor laundry room add convenience. At the back of the house, you'll find a bright sunroom, perfect for relaxing or enjoying the view of the sunny southwest-facing backyard.

Upstairs, 7'8" ceilings complement two oversized bedrooms with refinished flooring, along with another full 4 piece bathroom. The home's thoughtful layout balances historic character with practical living spaces.

Outside, the sunny SW-facing backyard is a private retreat, offering a large deck, a patio, and lush gardens surrounded by mature trees. The outdoor space includes 4 storage sheds, one of which is a She-Shed, perfect for work, relaxation, or hobbies. An oversized double garage, insulated and drywalled with windows, adds even more functionality.

Located in Calgary's oldest and trendiest neighborhood, Inglewood offers a walkable, bike-friendly lifestyle with boutique shopping, award-winning dining, craft breweries, and live music venues. Outdoor enthusiasts will love the proximity to Bow River pathways, Harvie Passage, and the Inglewood Bird Sanctuary, while commuters benefit from quick access to downtown, Memorial Drive, and Deerfoot Trail.

With its exceptional redevelopment potential, immaculate condition, and prime location, this is a rare opportunity to own a truly special home in one of Calgary's most desirable communities. Don't miss your chance—schedule your showing today!

Built in 1941

## **Essential Information**

MLS® #

A2198423

Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,925
Acres	0.14
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1221 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0M6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Dog Run, Private Entrance, Private Yard, Rain Gutters, Storage, Lighting
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Lot Description	Back Lane, City Lot, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
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