

# \$1,059,900 - 325 8 Avenue Ne, Calgary

MLS® #A2225573

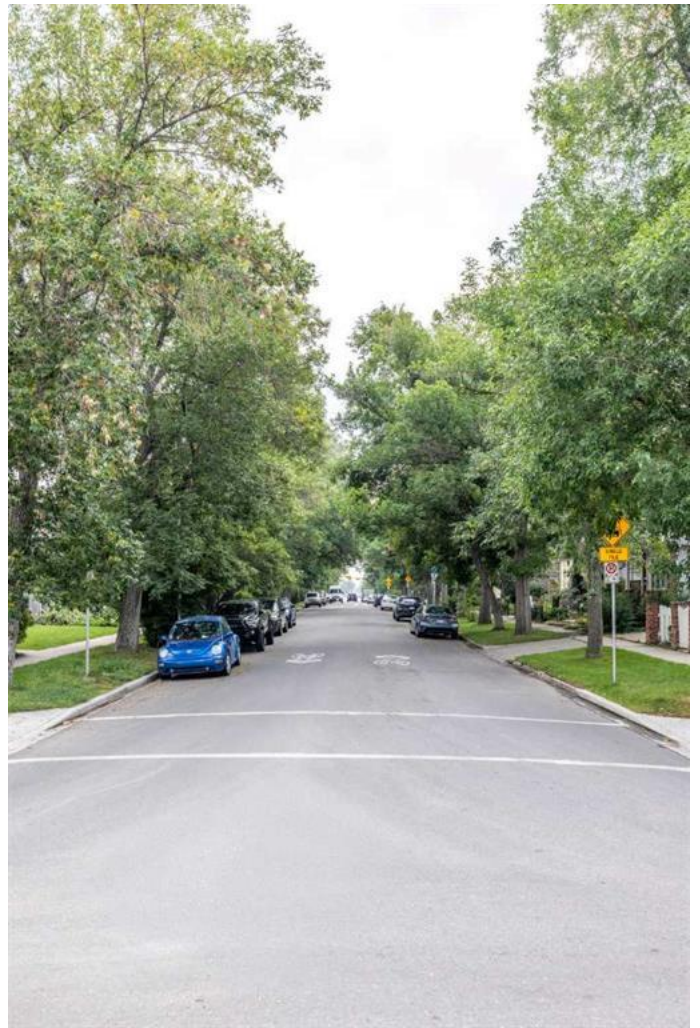
**\$1,059,900**

4 Bedroom, 4.00 Bathroom, 1,872 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY, JUNE 15TH AT 2-4 PM\*\*** \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* Now is your chance to own this like-new, upgraded infill in the established community of Crescent Heights. Offering 1,872 sq ft of luxury living above grade and a fully developed basement space, this home seamlessly combines timeless design with modern convenience—just steps from restaurants, caf  s, parks, and amenities. The main floor welcomes you with 10ft ceilings, engineered hardwood flooring, and an open-concept layout ideal for daily living and entertaining. A front dining area framed by a picture window flows into the central chef  s kitchen, complete with a waterfall quartz island, custom white cabinetry, and upgraded JennAir appliances. At the rear, the living room boasts a gas fireplace with custom floating shelves and double sliding glass doors opening to the sunny South-facing backyard. A tiled mudroom with a closet and a sleek 2pc powder room complete the main floor. Upstairs, the hardwood continues into the hallway and spacious primary suite, which features a massive window, a walk-in closet, and a dreamy 5pc ensuite with a quartz vanity with dual sinks, free-standing soaker tub, fully tiled shower with glass enclosure, heated tiled floors, and a private water closet. Two additional bedrooms boast closets with custom built-ins, a modern 4pc bath, and a fully outfitted laundry room with quartz folding



counter and storage complete the upper level. The fully finished basement expands your living space with a large rec room and a designer wet bar featuring quartz counters, open shelving, a beverage fridge, and a tiled backsplash. Additional features include a fourth bedroom with a huge walk-in closet, a 4pc bathroom, and under-stair storage with a lockable door, making this space ideal for guests or a home office. Additional upgrades include central A/C, a 75-gallon hot water tank, high-efficiency furnace, rough-in for in-floor heat, custom window coverings, including blackout blinds/curtains in the bedrooms, and TVs with wall mountsâ€”all included! Outside, enjoy the sun-filled, South-facing backyard with a concrete patio, grassy area, and an insulated double detached garage. Located on a quiet street with quick access to downtown, the Bow River pathway system, Rotary Park, Bridgeland LRT, and top local spots like Holy Grill and Lukeâ€™s Drug Mart, this home is perfectly positioned for walkable urban living. Donâ€™t miss your chanceâ€”schedule your private showing today!

Built in 2022

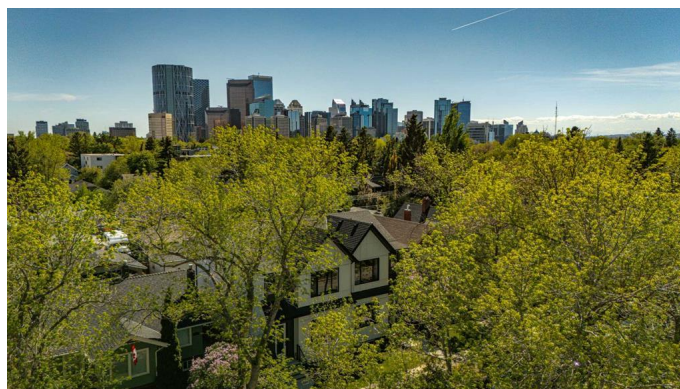
**Essential Information**

MLS® #	A2225573
Price	\$1,059,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,872
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

## Community Information

Address 325 8 Avenue Ne  
Subdivision Crescent Heights  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2E 0R1



## Amenities

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

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

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

## Additional Information

Date Listed May 30th, 2025  
Days on Market 17  
Zoning R-CG

**Listing Details**

Listing Office                RE/MAX House of Real Estate

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