

**226 8A Street NE**  
**Calgary, Alberta**

**MLS # A2253233**



**\$950,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)

**Inclusions:** Garden decorations, bench, gazebo chairs

Nestled in the prestigious walkable neighborhood of Bridgeland, this exquisite family home is a masterful blend of timeless charm and contemporary luxury. 2590+ sq ft of living space meticulously maintained with integrity, the 1946 architecture showcases original fir woodwork, while the modernized open-concept design and gourmet kitchen cater to refined tastes. This renovated home, with DUAL master bedrooms boasting lavish en-suites, epitomizes comfort and sophistication. The lower level offers a welcome retreat with a generous recreation room and ample storage space. Recent upgrades, including roof, furnace, plumbing and electrical systems that ensure optimal functionality. The professionally landscaped easy care gardens, spacious deck, with a lovely gazebo create a serene get away outdoor haven. Complete with a heated two-car garage, this property epitomizes elegance and superior craftsmanship in every detail. Click on the movie reel icon above to enter the 3D tour more photos and visit a home that could be yours.