

# \$1,999,000 - 120 8 Avenue Nw, Calgary

MLS® #A2264851

**\$1,999,000**

5 Bedroom, 4.00 Bathroom, 2,763 sqft  
Residential on 0.09 Acres

Crescent Heights, Calgary, Alberta

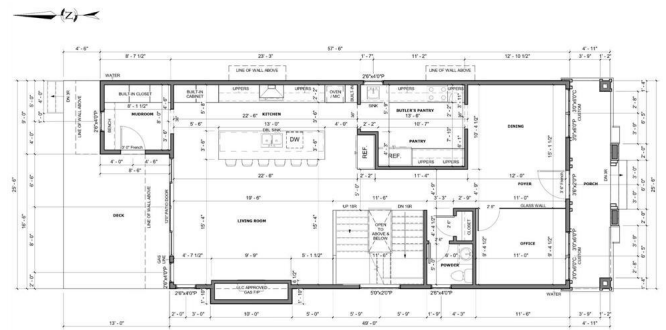
The Ultimate Inner-City Location â€“ Steps from Crescent Park!

Enjoy life just moments from tennis and basketball courts, a skating rink, playground, curling rink, and two baseball diamonds. Tucked away behind Crescent Road in a quiet setting, this home is within walking distance to downtown, Princeâ€™s Island, St. Patrickâ€™s Island, and the Bow River pathways. Bordering Rosedale, it offers stunning city, river, and mountain views.

This custom-built 5-bedroom home boasts over 4,200 sq. ft. of luxurious living space, blending timeless design with modern comfort. Featuring 10â€™ ceilings in basement and main floor and 9â€™ ceilings on upper floor with all rooms having tray ceilings, a massive chefâ€™s kitchen with quartz counters and a butlerâ€™s pantry, the open-concept layout flows seamlessly into the elegant living room with fireplace and French doors leading to a beautiful backyard oasis.

The main floor also includes a spacious office and a formal dining room with city views. Upstairs, enjoy a bonus room, two additional bedrooms, and a private master retreat with barrel ceilings, fireplace, city views, a spa-like 5-piece ensuite, and a walk-in closet. The upstairs laundry adds extra convenience.

The fully finished lower level features a media room, bar, gym, wine cellar, two more



bedrooms, and a custom 4-piece bath—perfect for family or guests.

This is truly a rare find in one of Calgary’s most desirable inner-city locations.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264851    |
| Price          | \$1,999,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,763       |
| Acres          | 0.09        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 120 8 Avenue Nw  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0A4          |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Detached, Off Street, Garage Faces Rear |
| # of Garages   | 2                                                                   |

**Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Central Vacuum |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Gas Water Heater |
| Heating         | Forced Air, Natural Gas                                                                                                               |
| Cooling         | Full                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                     |
| Fireplaces      | Gas, Living Room                                                                                                                      |
| Has Basement    | Yes                                                                                                                                   |
| Basement        | Finished, Full                                                                                                                        |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Views |
| Roof              | Flat Torch Membrane, Asphalt Shingle                          |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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