

# \$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

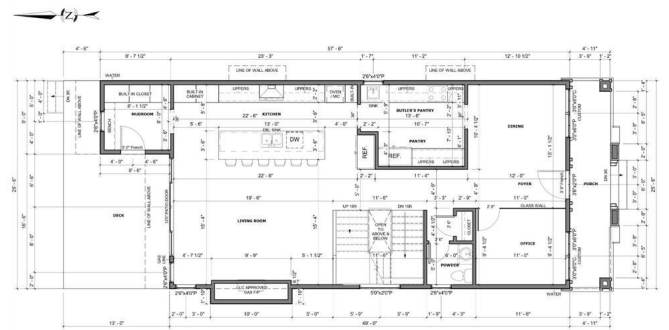
The Ultimate Inner-City Location – Steps from Crescent Park!

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, Prince’s Island, St. Patrick’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 10’™ ceilings in basement and main floor and 9’™ ceilings on upper floor with all rooms having tray ceilings, a massive chef’s kitchen with quartz counters and a butler’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, Garage Faces Rear, Off Street |
| # of Garages   | 2                                                                   |

**Interior**

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

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer |
| 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              | Asphalt Shingle, Flat Torch Membrane                          |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

## Listing Details

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

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