

\$1,032,000 - 4512 8 Avenue Sw, Calgary

MLS® #A2223706

\$1,032,000

4 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.07 Acres

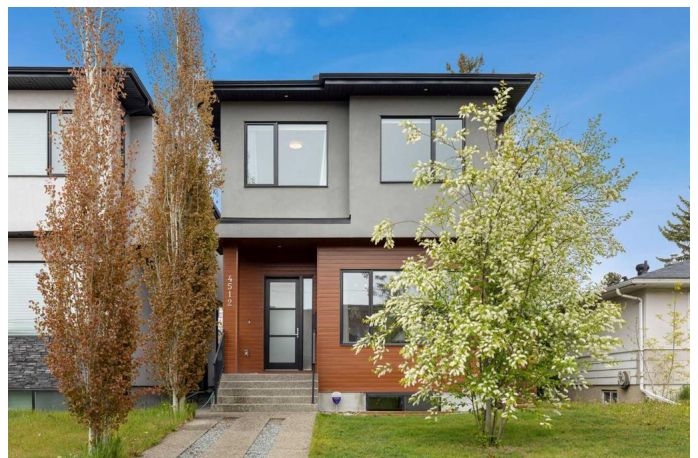
Rosscarrock, Calgary, Alberta

Open House Saturday June 14th from 2-4pm. Extremely well cared for detached home in Rosscarrock across from St. Michael School. This 4 bedroom fully finished home presents with all the trimmings you would come to expect in a home of this caliber. The main floor has a bright and open floor plan with a cozy living room, spacious kitchen, formal dining area and separated main floor flex space. Upstairs you will find a flowing primary bedroom with French doors leading you to a sprawling ensuite with jetted tub and spacious walk in shower. The 2 additional upstairs bedrooms also provide ample space and storage areas with high end built in closet organizers. The basement is fully finished with a roughed in hydronic in floor heating system, a large media area, full bathroom. fourth bedroom and complete with a bar for entertaining. You will also enjoy the stylish zero maintenance back yard and countless area amenities.

Built in 2018

Essential Information

| | |
|------------|-------------|
| MLS® # | A2223706 |
| Price | \$1,032,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|-------------|
| Square Footage | 1,916 |
| Acres | 0.07 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4512 8 Avenue Sw |
| Subdivision | Rosscarrock |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0G7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, City Lot, Dog Run Fenced In, Interior Lot, Low Maintenance |

| | |
|--------------|---|
| | Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Metal Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.