

\$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

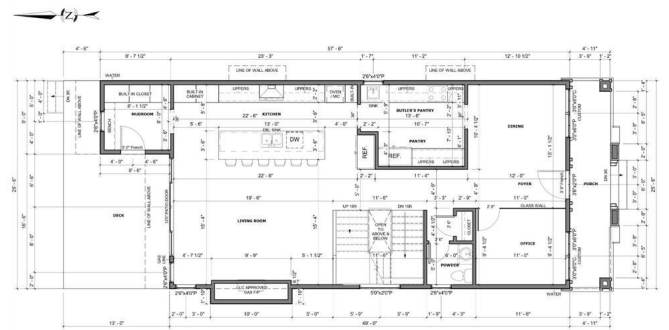
The Ultimate Inner-City Location – Steps from Crescent Park!

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, 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	16
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.