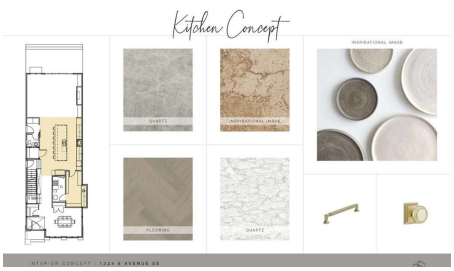
1324 8 Avenue SE

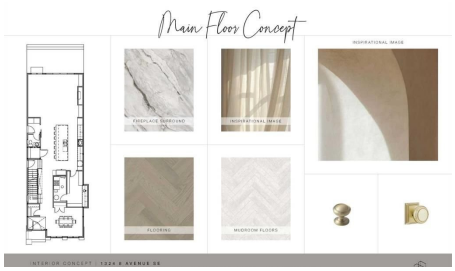
Calgary | Active | MLS® A2291559

$3,988,888









Bedrooms	Bathrooms	Year Built	Living area
6	**6**	**2026**	**4,476.7 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

Modern, bold, and set in one of Inglewood's most remarkable riverfront locations, this newly built infill offers something increasingly rare in Calgary's inner city: space, privacy, nature, and a truly walkable lifestyle. Positioned on an impressive 33-FT X 145-FT LOT, the property feels noticeably more open than a typical inner-city home across 4,475 SQ FT of space! With NO REAR NEIGHBOUR, the backyard looks onto greenspace, parkland, and the Bow River, creating beautiful RIVER VIEWS and a level of privacy that is difficult to replicate this close to downtown.

The location is a defining feature. Step outside to the BOW RIVER PATHWAY SYSTEM for walking, running, and cycling, or head just minutes to Inglewood's 9 Avenue SE for cafés, restaurants, breweries, boutiques, markets, live music, and local shops. Pearce Estate Park, Harvie Passage, Bow Habitat Station, East Village, and Downtown Calgary are all easily accessible, while nearby routes make commuting across the city simple. It is the kind of setting that lets you trade traffic and routine for river walks, bike rides, weekend coffee stops, and an effortless connection to some of Calgary's best inner-city amenities. Nearby schools, parks, and everyday conveniences make the location as practical as it is beautiful.

Inside, the home is designed to impress while functioning beautifully for everyday life. The front FOYER opens to a dedicated DINING AREA before flowing into a chef-forward kitchen anchored by a LARGE ISLAND WITH SEATING. Tall cabinetry keeps the look clean and streamlined, while exceptional storage and a full BUTLER'S PANTRY add serious function for hosting and daily routines. Whether preparing a quiet dinner or entertaining a crowd, the layout keeps everything connected without sacrificing defined spaces.

Beyond the kitchen, the living room is wide and welcoming, centred around a GAS FIREPLACE and connected to the rear deck. Here, the natural setting becomes part of the home, with greenspace and river views replacing the usual sightline into another backyard. A well-planned MUDROOM, POWDER ROOM, and additional storage complete the main level.

Upstairs, the PRIMARY SUITE is a private retreat with its own BALCONY, large WALK-IN CLOSET, and spa-inspired ENSUITE featuring a FREESTANDING TUB, STEAM SHOWER, and 2-WAY GAS FIREPLACE. Two additional bedrooms and upper LAUNDRY complete this level.

The LOFT adds another exceptional living space with room for a THEATRE, a WET BAR, balconies, an additional bedroom, and a FULL BATH. Downstairs, the basement functions like a second home within the home, offering a spacious REC ROOM, WET BAR WITH ISLAND SEATING, GYM, two more BEDROOMS, bathrooms, laundry, and extensive storage.

This is the kind of property buyers wait for: a substantial inner-city lot, river views, parkland behind, no rear neighbour, immediate pathway access, and one of Calgary's most loved neighbourhoods just outside the door!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2291559
Bedrooms	6
Bathrooms	6
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	4,476.7 sq. ft.
Main Level Finished Area:	1,652 sq. ft.
Upper Level Finished Area:	2,824.7 sq. ft.
Below Grade Finished Area:	1,429.75 sq. ft.
Acreage:	No
Lot Area:	4,650 sq. ft.
Lot Frontage:	33'1"
Lot Details:	10.08 x 37.56 x 44.27M
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	9

Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	1
Plan:	2312369
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Primary Bedroom
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Upper Level

City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 23' × 18' ·
Main Floor	Kitchen · 24'5" × 10' ·
Main Floor	Pantry · 15' × 8'6" ·
Main Floor	Dining Room · 15' × 12' ·
Main Floor	Mud Room · 6'7" × 5' ·
Main Floor	Furnace/Utility Room · 10'8" × 5'4" ·
2nd Floor	Bedroom - Primary · 20' × 14'5" ·
2nd Floor	Walk-In Closet · 15'6" × 12' ·
2nd Floor	Bedroom · 12'8" × 12' ·
2nd Floor	Bedroom · 15' × 12' ·
2nd Floor	Laundry · 9'11" × 8'9" ·
2nd Floor	Storage · 4'11" × 4'4" ·
3rd Floor	Bedroom · 15'11" × 12' ·
3rd Floor	Media Room · 17' × 12'3" ·
3rd Floor	Family Room · 23' × 15'4" ·
Lower Level	Bedroom · 13' × 10'8" ·
Lower Level	Bedroom · 12' × 10'5" ·
Lower Level	Exercise Room · 13' × 10'8" ·
Lower Level	Game Room · 26'8" × 21'6" ·
Lower Level	Laundry · 8' × 6' ·

Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, No Neighbours Behind, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1324-8-avenue-se-calgary-a2291559/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.