\$2,499,999 - 3640 8 Avenue Nw, Calgary

MLS® #A2252777

\$2,499,999

4 Bedroom, 5.00 Bathroom, 4,519 sqft Single Family on 0.11 Acres

Parkdale, Calgary, Alberta

Discover unmatched luxury and thoughtful design at 3640 8 Ave NW, a custom-built masterpiece by award-winning Ace Homes in the heart of Parkdale. Spanning over 5,500 sq. ft. across four levels, this home stands out with four bedrooms each featuring a private ensuite, a third-floor entertainment retreat with theatre room, bar, and balcony, and a one-of-a-kind spa-inspired wet room in the basement with a steam shower and cold plunge. Every detail has been carefully curated to blend modern elegance with everyday comfort. The main floor welcomes you with a grand foyer and built-in wardrobe, leading into a front living room and a spacious rear family room. At the center, the chef's kitchen is equipped with stainless steel appliances, built-in microwave and wall oven, and a large butler's pantry, while the dining area flows seamlessly between the kitchen and family space. A private office/den and stylish powder room complete the main level. Upstairs, the primary suite is a luxurious retreat with a spa-like 5-pc ensuite and an oversized walk-in closet with island. Two additional bedrooms, each with walk-in closets and 3-pc ensuites, along with a bright study loft and spacious laundry room with sink and cabinetry, create an ideal family layout. The third floor is designed for entertaining, featuring a theatre room, wet bar, bonus lounge, and private balcony, plus a full bedroom with 5-pc ensuite and walk-in closet. The basement offers a large rec room with bar,





a gym, extra storage, and an attached garage with dog wash, anchored by the showstopping wet room spa. Nestled in one of Calgary's most desirable inner-city communities, this home is steps from the Bow River pathways, Edworthy Park, shops, and cafés, with quick access to Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and downtown. 3640 8 Ave NW delivers the perfect balance of luxury, lifestyle, and location. (id:6289)

Built in 2025

Essential Information

Listing # A2252777
Price \$2,499,999

Bedrooms 4
Bathrooms 5.00

Half Baths 1

Square Footage 4,519
Acres 0.11
Year Built 2025

Type Single Family

Sub-Type Freehold

Community Information

Address 3640 8 Avenue Nw

Subdivision Parkdale
City Calgary
Province Alberta
Postal Code T2N1E1

Amenities

Amenities Playground, Schools, Shopping

Features Wet bar, Elevator, No neighbours behind, Closet Organizers, Gas BBQ

Hookup

Parking Spaces 4

Parking Attached Garage

of Garages 2

Interior

Appliances Refrigerator, Oven - Electric, Cooktop - Electric, Dishwasher, Microwave,

Hood Fan, Garage door opener, Washer & Dryer

Heating Forced air

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 3

Has Basement Yes

Exterior

Exterior Brick, Stucco
Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate





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