

\$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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