

\$1,750,000 - 3620 8 Avenue Nw, Calgary

MLS® #A2078589

\$1,750,000

4 Bedroom, 4.00 Bathroom, 3,470 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

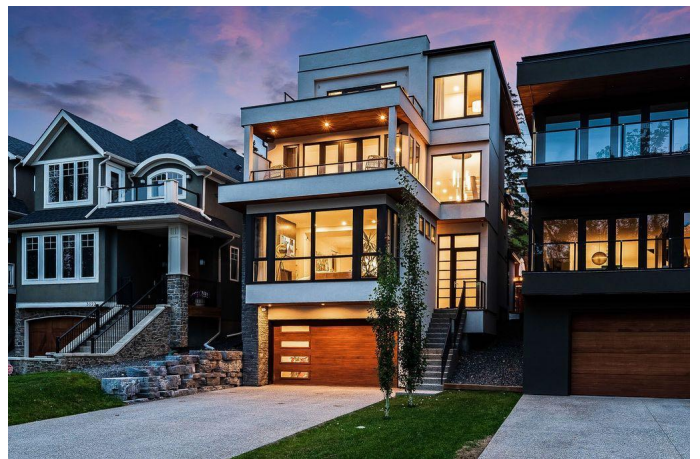
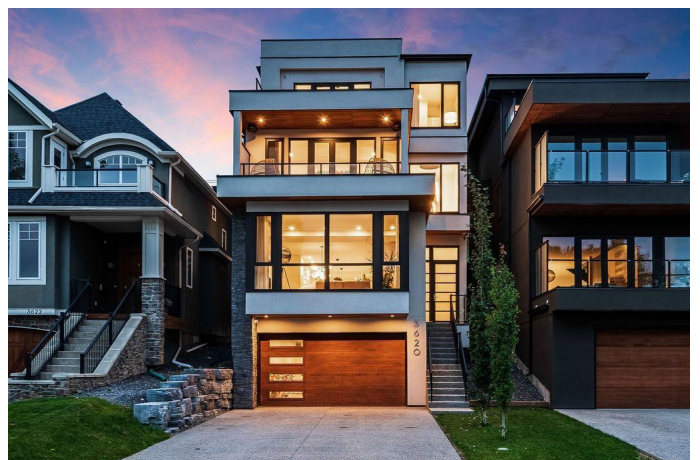
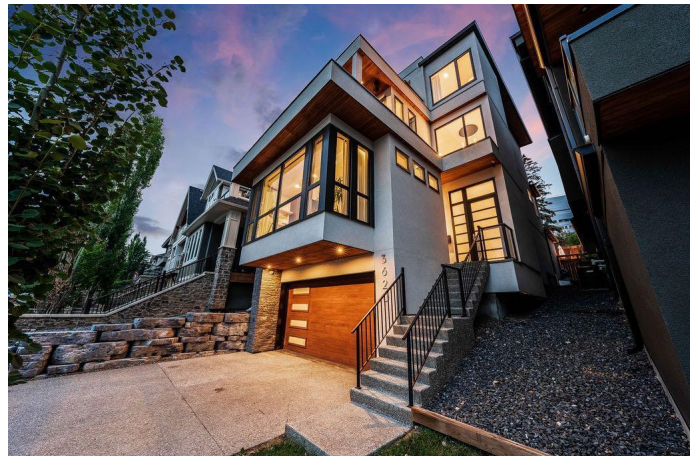
OPEN HOUSE October 22nd 12:00p.m-

2:00pm. **ATTENTION**

DOCTORS' Minutes to the Foothills

Hospital

Discover the epitome of refined modern luxury living in this meticulously crafted 4 bedroom, 3 bathroom residence situated in Calgary's esteemed neighbourhood of Parkdale with 4200 sqft of living space. Step into a grand 2 storey foyer that leads to an open-concept living area bathed in natural light. The thoughtfully designed layout seamlessly connects the living room, dining area, and gourmet kitchen that walks out to the low maintenance tiered backyard, which is a retreat for outdoor gatherings and relaxation. The kitchen boasts top-of-the-line appliances, providing the perfect canvas for culinary creations and entertaining. Also sharing the main floor is a home office and 2 piece bathroom. Experience peace of mind with the advanced 7-camera security system and a dedicated safe room, ensuring the safety of your loved ones and prized possessions. An integrated sound system inside and out enhance your living experience, allowing you to control ambiance with ease. Ascend the soft LED-lit staircase to the second floor where you'll discover a bonus room adorned with a spacious balcony for upper level entertaining. This floor is also home to 2 generous sized bedrooms, each boasting an en-suite bathroom and walk-in closet and a convenient and spacious laundry room. Unwind with a drink or your favourite



book in your cozy sitting area next to your warm gas lit fireplace in the spacious master retreat that encompasses the entire third floor. Open your curtains with a press of a button and walk out to your own private balcony where you can view gorgeous views of the city. The master ensuite is a sanctuary of relaxation, featuring a massive white marble standalone tub, his and hers sinks, and a dual-sided oversized shower. The generously-sized walk-in closet caters to your storage needs in style. The lower level leads to an automotive enthusiast's dream with a triple tandem epoxy floor garage with space for three vehicles or room for hobbies and storage. The extended driveway fits four additional cars. Perfectly positioned for professionals, this residence offers swift access to Foothills Hospital, downtown Calgary, and the scenic Bow River, catering to both work and leisure. Indulge in the luxury of this Parkdale masterpiece, where every detail has been carefully curated to elevate your lifestyle. This home is an embodiment of comfort, security, and convenience, designed to cater to your every need. To experience the elegance firsthand, schedule a private showing today and seize the opportunity to make this extraordinary property your own.

Built in 2019

Essential Information

MLS® #	A2078589
Price	\$1,750,000
Sold Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,470
Acres	0.11

Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	3620 8 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1E1

Amenities

Parking Spaces	8
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Oversized, Tandem, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Smart Home, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 7th, 2023
Date Sold November 9th, 2023
Days on Market 63
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX COMPLETE REALTY

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