

\$1,399,999 - 3536 8 Avenue Nw, Calgary

MLS® #A2106488

\$1,399,999

3 Bedroom, 4.00 Bathroom, 2,438 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

Inspired by the stunning river valley views this sophisticated & luxurious home features a front exterior graced by walls of glass. The sprawling interior space invites you into an open concept floor plan with gleaming hardwood flooring, high ceilings, audio/speakers throughout, custom built-ins & an abundance of natural light. The elegant living room with french doors to the front deck is a dramatic focal point to the main level, accompanied by an impressive gourmet kitchen that will meet all your needs with its granite counters, espresso cabinetry, professional grade appliances, and walk-in pantry. The oversized island and adjacent dining area create an ideal space for gatherings and open up to a large rear patio blurring the lines between indoor and outdoor entertaining. A divine primary retreat presents vaulted ceilings with massive arched windows and an opulent ensuite bath with jetted tub, dual vanities, steam shower & heated floors. Two generous size bedrooms and a convenient laundry room complete the upstairs. The lower level houses a large rec/media room with wet bar and can easily accommodate a 4th bedroom if desired. It also features a unique triple car garage with a glass enclosure ideal for that car or gym enthusiast & comes with a heated epoxy concrete floor. This one of a kind home highlighted by its many upgrades which include efficient triple pane windows, double pane doors, remote blinds, upgraded bathrooms on the main and



lower, new HWT, and extensive upgrades to the rear landscape for a true backyard oasis. A truly unparalleled location, this home is situated on a quiet tree lined street in Parkdale only minutes to the Bow River pathways, Hospitals, schools, shopping, restaurants, and to downtown.

Built in 2004

Essential Information

MLS® #	A2106488
Price	\$1,399,999
Sold Price	\$1,340,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,438
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3536 8 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C9

Amenities

Parking Spaces	3
Parking	Driveway, Garage Faces Front, Tandem, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Garden, Interior Lot, No Neighbours Behind, Landscaped, Rectangular Lot, Sloped Up, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	February 28th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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