

\$1,699,900 - 3626 8 Avenue Nw, Calgary

MLS® #A2116815

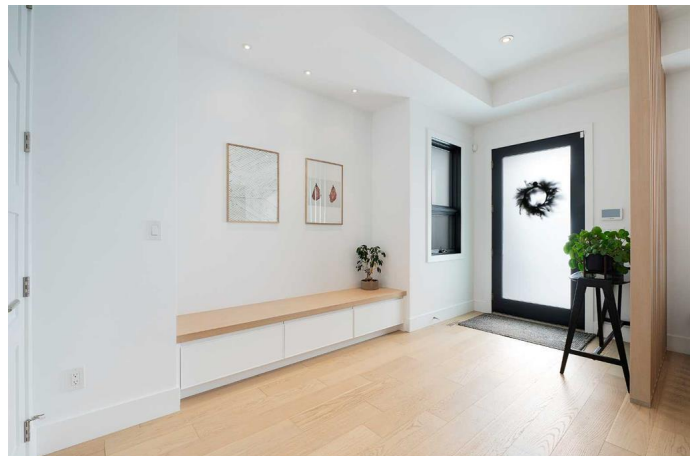
\$1,699,900

4 Bedroom, 4.00 Bathroom, 2,934 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

Absolutely stunning and meticulously renovated with the finest materials, this 3+1 bedroom residence offers an unparalleled living experience, boasting nearly 3,800 sq ft of pure luxury and situated on an extra deep 150' lot. Nestled in the esteemed community of Parkdale, it enjoys a prime location backing onto a serene walking and biking path. Step inside to discover a main level that has been exquisitely renovated to perfection. Gleaming new hardwood floors grace the open layout, complemented by lofty ceilings and an abundance of recessed lighting that bathes the space in a warm glow. The focal point of the living room is a striking floor-to-ceiling fireplace adorned with a sleek rolled steel surround, adding a touch of contemporary elegance. Prepare to be dazzled by the fully revitalized kitchen, a chef's dream come true. Every detail has been thoughtfully curated, from the expansive island/eating bar complete with a built-in wine fridge, to the pristine new countertops, backsplash, and cabinet faces. High-end stainless steel appliances complete the picture, ensuring both style and functionality. Adjacent to the kitchen, a spacious dining area beckons, ideal for hosting family gatherings or sophisticated dinner parties. For those needing a quiet workspace, a private den/office bathed in natural light offers the perfect retreat. Ascend the beautifully refurbished staircase to the second level, where new hardwood flooring sets the stage



for three bedrooms and a laundry room equipped with not one, but two washers and dryers, plus a sink and ample storage. The main bath has been completely redone to reflect contemporary luxury. The primary bedroom is a sanctuary unto itself, boasting a generous walk-in closet and a stunningly renovated ensuite. Pamper yourself in the spa-like ambiance of the private bath, featuring dual sinks, a luxurious freestanding soaker tub, and a spacious steam shower. Downstairs, the basement impresses with its concrete epoxy floors and offers additional living space with a family/media room, fourth bedroom, and another full bath. A convenient mudroom provides direct access to the triple attached tandem garage, wired with 220V for EV charging. Additional highlights of this remarkable home include central air conditioning, built-in speakers, commercial grade wireless internet system, all new light fixtures throughout the main and second levels, freshly painted windows and doors, and updated blinds in the guest bedrooms. Outside, enjoy the state-of-the-art irrigation system, huge front deck with sunny south exposure or the private back yard with patio, upper deck & plenty of room for kids to play. Located just blocks from the scenic Bow River pathways and within walking distance to the Foothills Hospital, this home offers the perfect blend of tranquility and convenience. With proximity to Edworthy Park, schools, shopping, public transit, and an easy commute to the downtown core, it encapsulates the epitome of modern urban living.

Built in 2013

Essential Information

MLS® #	A2116815
Price	\$1,699,900
Sold Price	\$1,750,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,934
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3626 8 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1E1

Amenities

Parking Spaces	3
Parking	Heated Garage, Insulated, Tandem, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 27th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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