



# 3616 8 Avenue Calgary Alberta

\$1,250,000

Step into the charm of this inviting two-storey character home nestled amidst a tranquil oasis of mature trees in the heart of Parkdale's golden triangle. This picturesque home offers 2958 sq ft of living space with 3 bedrooms and 3 bathrooms. Renovated in 1982, adding a garage and 2nd floor, constructed for energy efficiency with extra thick exterior walls, Pella windows, air-to air exchanger and cement tile roofing. Inside, you'll discover a seamless blend of classic design and modern comfort. The main floor welcomes you with an abundance of natural light streaming through large south facing windows. The spacious living area is perfect for large gatherings or quiet evenings by the two-sided wood burning fireplace, while the adjacent dining room offers an ideal setting for hosting memorable dinners. The kitchen, with its timeless charm and views of the park-like front yard, is a culinary haven. From family dining to entertaining guests, this sunny kitchen with breakfast bar has everything you need to make cooking a joy. The second floor offers a retreat-like ambiance in the sunny bonus room with soaring vaulted ceiling and large windows which give a panoramic view of the garden, surrounding trees and the Bow River Valley. Through the pretty French doors your primary suite is an exceptionally bright and spacious sanctuary. The upper level also offers a full washroom and 2 more well-appointed bedrooms providing peaceful sanctuaries. The lower level has a large multi use recreation room with fireplace, great for a play room, games night or movie time, yoga or fitness. The sink area also makes it the perfect hobby room. There's also a full bathroom, a large room with workbench and a laundry area. Upgrades include new hot water tank, new boiler for radiant heat system, new forced-air furnace and Hunter Douglas window blinds. Outside, the property continues to shine with pr...

Recreational, Games room 24.25 Ft x 19.26 Ft  
 Other 20.77 Ft x 10.50 Ft  
 Laundry room 10.43 Ft x 8.27 Ft  
 3pc Bathroom 6.82 Ft x 6.76 Ft  
 Storage 7.41 Ft x 3.18 Ft  
 Storage 6.43 Ft x 3.18 Ft

Kitchen 14.57 Ft x 14.07 Ft  
 Den 12.66 Ft x 10.83 Ft  
 4pc Bathroom 10.17 Ft x 7.41 Ft  
 Other 14.24 Ft x 4.00 Ft  
 Bonus Room 15.00 Ft x 13.16 Ft  
 Primary Bedroom 24.41 Ft x 15.42 Ft

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Mirror

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Furnace 10.43 Ft x 5.74 Ft

Living room 21.49 Ft x 11.52 Ft

Family room 13.75 Ft x 13.58 Ft

Dining room 16.34 Ft x 9.19 Ft

1pc Bathroom 3.00 Ft x 2.17 Ft

Bedroom 12.57 Ft x 13.25 Ft

Bedroom 11.58 Ft x 13.25 Ft