



3640 8 Avenue Calgary Alberta

\$2,499,999

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 cafes, 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...

Primary Bedroom 15.00 Ft x 14.00 Ft

Other 12.83 Ft x 11.42 Ft

Bedroom 14.00 Ft x 13.08 Ft

Bedroom 14.00 Ft x 13.17 Ft

Study 9.75 Ft x 6.33 Ft

Laundry room 10.75 Ft x 8.83 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 15.00 Ft x 14.08 Ft

Bonus Room 26.67 Ft x 14.00 Ft

5pc Bathroom Measurements not available

Recreational, Games room 18.00 Ft x 12.83 Ft

Exercise room 15.08 Ft x 11.00 Ft

Other 10.92 Ft x 6.83 Ft

4pc Bathroom Measurements not available

Living room 17.00 Ft x 15.50 Ft

Kitchen 22.50 Ft x 10.08 Ft

Pantry 8.92 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

