



# 3802 8A Street Calgary Alberta

\$3,399,900

A FULLY CUSTOM, architecturally striking WALKOUT LUXURY HOME with a rare 3-CAR ATTACHED GARAGE, coming to life in the heart of ELBOW PARK. Opportunities like this are exceptionally limited in one of Calgary's most prestigious inner-city communities. Just steps from the Elbow River pathways and surrounded by mature trees and timeless homes, this residence is offered as a TO-BE-BUILT CUSTOM HOME by NX Homes. Development and Building Permit approvals are already secured, allowing construction to begin upon a firm sale, with an estimated 12-15 month build timeline (subject to final selections and customary construction conditions). Move forward with confidence while tailoring the interior finishes to your personal vision. Located in ELBOW PARK, one of Calgary's most established and prestigious neighbourhoods, you are moments from the Elbow River pathways, River Park, and Sandy Beach. Enjoy close proximity to the Glencoe Club, Britannia Plaza, 4th Street restaurants and cafes, and easy access to Mission, Marda Loop, and downtown. Highly regarded schools including Elbow Park School, William Reid School, and Western Canada High School are all nearby, adding long-term value to this exceptional location. The design is bold and unmistakably architectural. A grand open staircase framed by feature walls sets the tone on entry. A glass-walled office sits off the foyer, while the formal dining room features a built-in buffet and direct access to the servery and BUTLER'S PANTRY. At the center of the home, the kitchen delivers presence and performance with a gas cooktop, oversized island with prep sink, and a large rear window over the main sink. The adjacent dining nook opens to the upper deck for seamless indoor-outdoor living. The two-storey family room rises above, open and filled with light, anchored by a striking TWO-WAY FIREPLACE connecting to a lounge overlooking a curated ga...

Primary Bedroom 16.50 Ft x 15.00 Ft

Other 13.58 Ft x 10.92 Ft

Bedroom 11.92 Ft x 11.83 Ft

Bedroom 13.25 Ft x 11.00 Ft

Bonus Room 12.17 Ft x 11.83 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.08 Ft x 11.08 Ft

Media 20.58 Ft x 14.75 Ft

Media 14.50 Ft x 13.67 Ft

Recreational, Games room 20.42 Ft x 17.50 Ft

Other 18.42 Ft x 6.83 Ft

5pc Bathroom Measurements not available

Living room 18.50 Ft x 15.42 Ft

Other 11.42 Ft x 9.75 Ft

Kitchen 22.58 Ft x 11.75 Ft

Other 18.25 Ft x 9.25 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

