



GRASSROOTS
REALTY GROUP

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3520 8 Avenue NW
Calgary, Alberta

MLS # A2227521



\$1,525,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,786 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Inclusions: TV downstairs, Swivel Chairs, AV Equipment, Pantry Fridge, Built-in BBQ, Gas Fire Table, Basketball Hoop, TV Wall Mounts (all), Beverage fridge downstairs

Welcome to a home where everyday living feels like a curated experience. Tucked into one of Calgary's most coveted inner-city communities, this residence in Parkdale seamlessly blends refined modern living with the art of exceptional outdoor design. Moments from the Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and the Bow River's extensive park and pathway system, this is the perfect home for those who want the best of both nature and city access. At the heart of the home, a sun-filled open-concept main floor sets the stage for effortless entertaining. The gourmet kitchen, anchored by a statement island, is outfitted for both function and flair, ready to host everything from dinner parties to late-night conversations. But it's the outdoor living space that truly sets this property apart: a bespoke, multi-tiered oasis complete with a built-in gas BBQ and cooking area, buffet station with fridge, freezer, and storage, and a fire pit table designed for year-round enjoyment. Wrapped in thoughtfully constructed decking, integrated seating, and architectural fencing, the space invites you to slow down and savour. And for those with an active lifestyle, a private sports court offers the perfect place for kids to burn off energy or for a quick game before dinner - yet another element that transforms this backyard into a true extension of the home. Upstairs, the primary suite is a retreat in the truest sense - with a private balcony, soaker tub, steam shower, and a cozy fireplace to complete your evening ritual. Two additional bedrooms, an additional family bathroom, and a convenient upper-level laundry round out the second floor. The lower level offers a fully developed basement with a media room, 4th bedroom, a full bath, an at-home office or 5th bedroom, clever custom built-ins, and a second laundry space - ideal for guests or the teens

in your life. The oversized double garage features pristine epoxy floors, and thoughtful storage space. With unmatched proximity to top medical institutions, schools, downtown Calgary, and the serene Bow River, this is more than a home - it's a lifestyle, waiting to be lived.