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## 3640 8 Avenue NW Calgary, Alberta

MLS # A2252777



\$2,499,999

Parkdale Division: Residential/House Type: Style: 3 (or more) Storey, Attached-Side by Side Size: 4,519 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 4 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.11 Acre Lot Feat: Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Private, Rectange

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Stucco **RCG** Foundation: **Poured Concrete Utilities:** 

Features: Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Appliances

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 cafés, with quick access to Foothills Medical Centre, Alberta Children's Hospital, the University of

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Calgary, and downtown. 3640 8 Ave NW delivers the perfect balance of luxury, lifestyle, and location.