



GRASSROOTS
REALTY GROUP

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3640 8 Avenue NW
Calgary, Alberta

MLS # A2252777



\$2,499,999

Division:	Parkdale		
Type:	Residential/House		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	4,519 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Private, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	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

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