



GRASSROOTS
REALTY GROUP

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1222 8 Avenue SE
Calgary, Alberta

MLS # A2253441



\$3,250,000

Division:	Inglewood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,706 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	5
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front		

Heating:	Boiler, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	n/a		

Discover this ultra-luxury 3-story detached home in historic Inglewood, where timeless elegance meets modern design. Built by Levant Homes in collaboration with Aly Velji Designs, this 4,998 sq. ft. masterpiece features an elevator, full smart home automation, and backs directly onto the Bow River—just minutes from Inglewood’s vibrant shops, cafés, and pathways. Sitting on a 33-ft south-facing lot, the home exudes curb appeal with full-height Lux windows, brick exterior, cedar soffits, and an aged concrete patio with built-in planter. Inside, 10-ft ceilings and an open-concept layout create a bright, elegant flow. The main level includes a formal dining room, custom wet bar, mudroom, and a warm living area centered by an Urbana fireplace with a white oak media wall. The chef’s kitchen impresses with marble counters, custom cabinetry, walk-in pantry, and Wolf/Sub-Zero appliances including a 48” gas range and built-in steam oven. Upstairs, the primary suite offers a double-sided fireplace, walk-in closets, and a spa-inspired ensuite with steam shower, soaker tub, and heated floors. Two additional bedrooms each feature private ensuites and walk-ins. The loft level boasts downtown views, a rec room, bar, office, and rear patio overlooking the river. The fully finished basement adds a gym, wet bar with wine fridge, recreation area, bedroom, and another steam shower bath. Enjoy Inglewood’s best—Rouge, The Dean House, Spolumbo’s, Lina’s, farmers markets, RiverWalk, and more—all just steps away. With impeccable craftsmanship, designer finishes, and a new home warranty, this residence defines elevated urban living. Book your private tour today.