



3616 8 Avenue NW
Calgary, Alberta

MLS # A2144155



\$1,250,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	1954 (70 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn, Landscaped, Many Trees, Street Lighting, Private		

Heating:	Baseboard, Boiler, Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Other, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: Shed, garage heater.

Step into the charm of this inviting two-storey character home nestled amidst a tranquil oasis of mature trees in the heart of Parkdale's golden triangle. This picturesque home offers 2958 sq ft of living space with 3 bedrooms and 3 bathrooms. Renovated in 1982, adding a garage and 2nd floor, constructed for energy efficiency with extra thick exterior walls, Pella windows, air-to air exchanger and cement tile roofing. Inside, you'll discover a seamless blend of classic design and modern comfort. The main floor welcomes you with an abundance of natural light streaming through large south facing windows. The spacious living area is perfect for large gatherings or quiet evenings by the two-sided wood burning fireplace, while the adjacent dining room offers an ideal setting for hosting memorable dinners. The kitchen, with its timeless charm and views of the park-like front yard, is a culinary haven. From family dining to entertaining guests, this sunny kitchen with breakfast bar has everything you need to make cooking a joy. The second floor offers a retreat-like ambiance in the sunny bonus room with soaring vaulted ceiling and large windows which give a panoramic view of the garden, surrounding trees and the Bow River Valley. Through the pretty French doors your primary suite is an exceptionally bright and spacious sanctuary. The upper level also offers a full washroom and 2 more well-appointed bedrooms providing peaceful sanctuaries. The lower level has a large multi use recreation room with fireplace, great for a play room, games night or movie time, yoga or fitness. The sink area also makes it the perfect hobby room. There's also a full bathroom, a large room with workbench and a laundry area. Upgrades include new hot water tank, new boiler for radiant heat system, new forced-air furnace and Hunter Douglas window

blinds. Outside, the property continues to shine with privacy and garden scenes. The beautiful yard bathed in sunlight offers endless possibilities for outdoor enjoyment. Whether it's gardening among the mature trees, hosting gatherings on the patio, or simply unwinding with a book under the shade, this outdoor space is a haven for both relaxation and recreation. Conveniently located in desirable Parkdale, this home offers the perfect balance of privacy and accessibility. Close to Foothills Hospital, Alberta Cancer Centre, Cumming School of Medicine, Alberta Children's Hospital, University of Calgary and SAIT and The University District with all of its amenities. A quick drive or bike ride to downtown, or escape to the mountains. With great parks, schools, shopping, and amenities just moments away, this sunny home in an ideal location offers the best of both worlds - a peaceful retreat in the heart of the city.