

\$1,525,000 - 3520 8 Avenue Nw, Calgary

MLS® #A2227521

\$1,525,000

5 Bedroom, 4.00 Bathroom, 2,786 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

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.

Built in 2004

Essential Information

MLS® #	A2227521
Price	\$1,525,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,786
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3520 8 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 1C9

Amenities

Parking Spaces 4
Parking Double Garage Attached, Insulated, Oversized
of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating In Floor, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Built-in Barbecue, Lighting, Rain Gutters, Basketball Court
Lot Description Back Yard, Rectangular Lot, See Remarks, Treed
Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2025
Days on Market 11
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.