# $1,895,000 - 3010 8 Street Sw, Calgary

MLS® #A2241027

**$1,895,000**
4 Bedroom, 4.00 Bathroom, 2,694 sqft
Residential on 0.21 Acres

Upper Mount Royal, Calgary, Alberta

This lovely one and one half storey home of almost 2700 s.f. was totally gutted and renovated in 1985 from the exterior studs in, by this Seller. Located on an incredible 9,321 sq. ft. flat lot with an environmental reserve behind it, creates privacy to view the beautiful sunrises.  Make a modest investment to update some elements to today's fashion and popular materials.  Currently the home has 4 bedrooms and 3 full baths and laundry above grade.  Lower level has a recreation room, and 3 additional rooms that could be bedrooms with proper egress windows in place.  Also, there is a bathroom with two separate sinks and vanities, and walk in shower. Unique to this home, a walk up from the lower level to an exterior door to the north side yard.  Great access for a Nanny suite.  The garage has a charging station for an electric vehicle.  A development permit for a 4700+- s.f. new build has been applied for from the City of Calgary. A verbal acceptance has been received, with written acceptance of plans expected within weeks. These are included in asking  price, and Builder - Sebo Homes will supply to serious inquiries.  Take the Virtual Tour of this home.

Built in 1950

## Essential Information

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|---|---|
| MLS® # | A2241027 |
| Price | $1,895,000 |

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,694 |
| Acres | 0.21 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 3010 8 Street Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3A2 |

**Amenities**

| | |
|---|---|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Asphalt, Front Drive, In Garage Electric Vehicle Charging Station(s) |
| # of Garages | 2 |

**Interior**

| | |
|---|---|
| Interior Features | Bookcases, Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Dining Room, Double Sided, Free Standing, Glass Doors, See Through, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

## Exterior

| | |
|---|---|
| Exterior Features | Balcony, Garden, Private Entrance, Private Yard, Courtyard |
| Lot Description | Back Lane, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Conservation |
| Roof | Clay Tile |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | August 20th, 2025 |
| Days on Market | 3 |
| Zoning | RCG |

## Listing Details

| | |
|---|---|
| Listing Office | S.J. Williams & Associates Realty Ltd. |

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