



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1222 8 Avenue SE
Calgary, Alberta

MLS # A2253441



\$2,995,000

Division:	Inglewood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,666 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:	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 luxury 3-storey detached home in historic Inglewood — where timeless elegance meets modern design. Built by Levant Homes in collaboration with Aly Velji Designs, this 4,872 sq.ft. masterpiece showcases meticulous craftsmanship, designer finishes, and thoughtful innovation throughout. Situated on a 33-ft south-facing lot backing onto the Bow River, this home blends curb appeal with architectural presence — Large Lux windows, full-bed brick, cedar soffits, and an aged concrete patio with built-in planter. It's equipped with an elevator and Control4 smart home automation, combining sophistication with modern convenience. Inside, 10-ft ceilings create a light, refined atmosphere. The MAIN level features a formal dining room, custom wet bar pantry, and a warm living space anchored by a custom Urbana fireplace. The chef's kitchen impresses with marble counters, bespoke cabinetry, and a full Wolf/Sub-Zero appliance package — including a 48" gas range, built-in steam oven, 3x under-counter fridges, and wine cooler. Upstairs, the PRIMARY suite exudes sophistication, featuring a matching double-sided Urbana fireplace, custom walk-in closets, and a spa-inspired ensuite with Calacatta Viola marble, a steam shower, his-and-hers sinks, soaker tub, and heated bench & floor. Two additional bedrooms each offer private ensuites and walk-in closets. The top-floor LOFT stands as the home's defining feature — with downtown skyline views from the front balcony and peaceful river views from the rear patio. Designed for work and leisure, it combines a versatile rec space with another bar, office or study, and a full bath. Downstairs, the BASEMENT offers the perfect retreat for those long days — a built-in media centre, a gym, wet bar with wine cooler and beverage fridge, a steam-shower bath, and a

comfortable guest suite. Enjoy the best of Inglewood at your doorstep — Rouge, The Dean House, Spolumbo’s, Lina’s, the farmers market, RiverWalk, and more. With new home warranty, this home defines elevated urban living. Book your private showing today.