



**3610 8 Avenue NW
Calgary, Alberta**

MLS # A2302987



\$1,675,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, Skylight(s)		

Inclusions: Built-in Coffee Machine

Welcome to this exceptional residence nestled on a quiet, tree-lined street in the sought-after community of Parkdale—an ideal location for professionals seeking both convenience and tranquility just minutes from major hospitals and downtown. Thoughtfully designed for busy lifestyles, this home offers a seamless blend of luxury and low-maintenance living. The bright and expansive main floor features 10-foot ceilings, floor-to-ceiling windows, and rich walnut hardwood flooring, creating a calm and inviting space to unwind after a long day. A sunny, south-facing balcony provides the perfect spot for morning coffee or evening relaxation, while the gas fireplace in the main living area adds warmth and comfort. At the heart of the home is a chef-inspired kitchen outfitted with premium appliances, including a Viking gas range and built-in Miele coffee maker—perfect for early mornings or entertaining colleagues and guests. Custom millwork and granite countertops elevate both form and function. The open-concept layout flows effortlessly into a cozy family room with built-in shelving and a second gas fireplace, as well as a spacious dining area ideal for hosting. Upstairs, the primary suite offers a true retreat, complete with a private balcony, spa-inspired ensuite featuring a soaker tub, tiled shower, double vanity, and a generous walk-in closet with built-ins. Two additional bedrooms are thoughtfully positioned for privacy, alongside a full bathroom and a well-equipped laundry room with ample storage and workspace. The fully developed basement—complete with in-floor heating—offers exceptional versatility, featuring a fourth bedroom (currently configured as a home office), a full bathroom, and a spacious recreation and fitness area, along with a dedicated media space. The perfect setting for viewing sporting events, movie nights with family, or a relaxing

evening at home watching the big screen. Direct access from the basement leads to the heated, epoxy-finished double garage, thoughtfully outfitted with premium NewAge built-in metal cabinetry—providing durable, organized storage and an area ideal for the hobbyist, especially during winter months. Additional features such as central A/C, integrated home audio, and in-ground irrigation ensure comfort and ease year-round. The professionally landscaped backyard with mature trees offers a peaceful outdoor escape with minimal upkeep. Located steps from the Bow River pathways and offering quick access to downtown and nearby medical facilities, this home is perfectly suited for professionals seeking a refined, move-in-ready property in a prime location.