



GRASSROOTS
REALTY GROUP

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215 8A Street NE
Calgary, Alberta

MLS # A2341098



\$2,199,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,618 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Rarely does a brand-new build of this caliber become available nestled on one of Bridgeland's prettiest tree-lined streets, this property offers quiet neighbourhood charm just minutes from downtown. Enjoy a walkable lifestyle steps from Murdoch Park and St. Patrick's Island, as well as 1st Avenue's vibrant culinary scene—featuring Blue Star Diner, Shiki Menya, Bridgeland Market, and local coffee shops. With Bow River pathways and the CTrain right nearby, this location seamlessly connects you to the best of inner-city Calgary. Welcome to this outstanding two-story, 5-bedroom residence offering almost 3,900sq. ft. of total living space, thoughtfully designed and exceptional materials throughout. The striking exterior features a timeless combination of Hardie board and brick veneer, complete with premium Lux windows and doors. Central Air, two zone main, and upper floors. Step inside to be greeted by elegant Marvel M Silver Majesti tile in the front entry, which transitions to beautiful 5"quarter-sawn oak engineered hardwood spanning the main and upper floors. Durable dark grey tile tastefully accents the mudroom, laundry room, secondary bathrooms, and lower level. Just off the entry is a quiet den/study and a butler's pantry that flows into a dream chef's kitchen. This culinary masterpiece centers around a massive quartzite island overlooking a cozy keeping room with a fireplace and custom shelving. The elite appliance package includes a JennAir refrigerator, Viking range, Miele wall oven, Miele microwave, Miele dishwasher, and two built-in wine cellars. Upstairs, every bedroom boasts its own full ensuite, including the spectacular spa-inspired primary retreat. The upper level is complete with a highly functional, thoughtfully designed laundry room equipped with an LG washer and dryer. Downstairs, the lower level is

perfectly built for rest, relaxation, or a home workout. Meticulously crafted by Platinum, this home is the result of a dedicated father-and-son team who were on-site daily. Drawing on nearly four decades of experience as a general contractor for high-end hotel (Westin, Fairmont Palliser, Banff Springs, and Lake Louise) renovations, the builder's uncompromising standard of luxury is evident in every corner of this exceptional home.