

# \$2,499,999 - 3640 8 Avenue Nw, Calgary

MLS® #A2252777

**\$2,499,999**

4 Bedroom, 5.00 Bathroom, 4,519 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

Discover unmatched luxury and thoughtful design at 3640 8 Ave NW, a custom-built masterpiece by award-winning Ace Homes in the heart of Parkdale. Spanning over 5,500 sq. ft. across four levels, this home stands out with four bedrooms each featuring a private ensuite, a third-floor entertainment retreat with theatre room, bar, and balcony, and a one-of-a-kind spa-inspired wet room in the basement with a steam shower and cold plunge. Every detail has been carefully curated to blend modern elegance with everyday comfort. The main floor welcomes you with a grand foyer and built-in wardrobe, leading into a front living room and a spacious rear family room. At the center, the chef's kitchen is equipped with stainless steel appliances, built-in microwave and wall oven, and a large butler's pantry, while the dining area flows seamlessly between the kitchen and family space. A private office/den and stylish powder room complete the main level. Upstairs, the primary suite is a luxurious retreat with a spa-like 5-pc ensuite and an oversized walk-in closet with island. Two additional bedrooms, each with walk-in closets and 3-pc ensuites, along with a bright study loft and spacious laundry room with sink and cabinetry, create an ideal family layout. The third floor is designed for entertaining, featuring a theatre room, wet bar, bonus lounge, and private balcony, plus a full bedroom with 5-pc ensuite and walk-in closet. The basement offers a large rec room with bar,



a gym, extra storage, and an attached garage with dog wash, anchored by the showstopping wet room spa. Nestled in one of Calgary’s most desirable inner-city communities, this home is steps from the Bow River pathways, Edworthy Park, shops, and cafés, with quick access to Foothills Medical Centre, Alberta Children’s Hospital, the University of Calgary, and downtown. 3640 8 Ave NW delivers the perfect balance of luxury, lifestyle, and location.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252777               |
| Price          | \$2,499,999            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,519                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Detached               |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 3640 8 Avenue Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1E1          |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room

Appliances Bar Fridge, Dishwasher, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Rain Gutters

Lot Description Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Sloped Up

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed September 3rd, 2025

Days on Market 38

Zoning RCG

## Listing Details

Listing Office RE/MAX House of Real Estate

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