$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 chefâ€™s kitchen is equipped with stainless steel appliances, built-in microwave and wall oven, and a large butlerâ€™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 Calgaryâ€™s most desirable inner-city communities, this home is steps from the Bow River pathways, Edworthy Park, shops, and cafÃ©s, with quick access to Foothills Medical Centre, Alberta Childrenâ€™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	36
Zoning	RCG

Listing Details

Listing Office	RE/MAX House of Real Estate

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