

# \$1,050,000 - 3714 8 Avenue Nw, Calgary

MLS® #A2205623

**\$1,050,000**

3 Bedroom, 4.00 Bathroom, 2,272 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

Updated, extremely well maintained and spacious family home backing on to a walking path with no neighbours behind, located in the well established, desirable neighbourhood of Parkdale. This home has been updated over the years by the owners with recent updates including: new carpet and interior paint, hardwood flooring refinished, kitchen appliances and hot water tank, all new in 2024. The upstairs windows were replaced in 2023 and new roof shingles in 2017. Stay cool this summer with central air conditioning! The bright and spacious main level features a front living room with access to the south facing, covered balcony with beautiful views towards Edworthy Park. The dining room with built-in cabinets is open to the front living room and the rear family room with gas fireplace. The kitchen features granite counters, island seating for 4, brand new stainless steel appliances including gas range and breakfast nook. The upper level has 3 bedrooms including the master suite with walk-in closet, laundry chute, updated ensuite with heated floor, a stand alone soaker tub, dual vanity, and fully tiled shower with new shower head. Also on this level is a lovely bonus room that works great as a TV room, office, or den, a spacious full bathroom, and two storage closets. The basement is fully finished with a family room with gas fireplace, built-in cabinets, and wet bar. Also in the basement is a full bathroom, laundry room with sink and built-in cabinets, utility room and access to the



attached double garage with side storage area. Great outdoor living with the low maintenance, fully fenced private yard with large deck, storage shed and perennials including raspberry and black current bushes. Fantastic location with a pathway behind the property, a short walk to the Bow River and Bow River pathway system, close to several schools, the UofC, and the Foothills Hospital. Great access to major roadways to take you downtown or out to the mountains. Be downtown in 10 minutes by car or 25 minutes by bike. This well kept, updated home is ready for it's new owners!

Built in 1999

### **Essential Information**

MLS® #	A2205623
Price	\$1,050,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3714 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, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.