

\$3,250,000 - 1222 8 Avenue Se, Calgary

MLS® #A2253441

\$3,250,000

4 Bedroom, 5.00 Bathroom, 3,706 sqft

Single Family on 0.09 Acres

Inglewood, Calgary, Alberta

Discover this luxury 3-storey detached home in historic Inglewood where timeless elegance meets modern design. Built by Levant Homes in collaboration with Aly Velji Designs, this 4,998 sq.ft. masterpiece showcases meticulous craftsmanship, designer finishes, and thoughtful innovation throughout. Situated on a 33-ft south-facing lot backing onto the Bow River, this home blends curb appeal with architectural presence. Large Lux windows, full-bed brick, cedar soffits, and an aged concrete patio with built-in planter. It's equipped with an elevator and Control4 smart home automation, combining sophistication with modern convenience. Inside, 10-ft ceilings create a light, refined atmosphere. The MAIN level features a formal dining room, custom wet bar pantry, and a warm living space anchored by a custom Urbana fireplace. The chef's kitchen impresses with marble counters, bespoke cabinetry, and a full Wolf/Sub-Zero appliance package including a 48" gas range, built-in steam oven, 3x under-counter fridges, and wine cooler. Upstairs, the PRIMARY suite exudes sophistication, featuring a matching double-sided Urbana fireplace, custom walk-in closets, and a spa-inspired ensuite with Calacatta Viola marble, a steam shower, his-and-hers sinks, soaker tub, and heated bench & floor. Two additional bedrooms each offer private ensuites and walk-in closets. The top-floor LOFT stands as the home's defining



feature with downtown skyline views from the front balcony and peaceful river views from the rear patio. Designed for work and leisure, it combines a versatile rec space with another bar, office or study, and a full bath. Downstairs, the BASEMENT offers the perfect retreat for those long days a built-in media centre, a gym, wet bar with wine cooler and beverage fridge, a steam-shower bath, and a comfortable guest suite. Enjoy the best of Inglewood at your doorstep Rouge, The Dean House, Spolumbo's, Lina's, the farmers market, RiverWalk, and more. With new home warranty, this home defines elevated urban living. Book your private showing today. (id:6289)

Built in 2025

Essential Information

Listing #	A2253441
Price	\$3,250,000
Bedrooms	4
Bathrooms	5.00
Square Footage	3,706
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1222 8 Avenue Se
Subdivision	Inglewood
City	Calgary
Province	Alberta
Postal Code	T2G0M7

Amenities

Amenities	Recreation Nearby, Shopping
Features	Back lane, Wet bar, Elevator, PVC window, Closet Organizers, No

	Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Washer & Dryer
Heating	Natural gas High-Efficiency Furnace
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Comox Realty
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