

\$3,499,000 - 1222 8 Avenue Se, Calgary

MLS® #A2191033

\$3,499,000

4 Bedroom, 5.00 Bathroom, 3,706 sqft

Residential on 0.09 Acres

Inglewood, Calgary, Alberta

This 3-story DETACHED HOME is a true masterpiece, where timeless elegance meets contemporary luxury—crafted with precision by Levant Homes in collaboration with Aly Velji Designs. With 4998 sq/ft of living space, this ULTRA-LUXURY residence, has an ELEVATOR, full SMART HOME automation (speakers, surveillance, control4), backs onto the BOW RIVER, and is nestled in the HISTORIC heart of INGLEWOOD. Whether it's a walk or a short drive, you're just MINUTES from vibrant shops, farmers markets, cafes, restaurants, and iconic pathways.

Positioned on a spacious south-facing lot, this home stands out with remarkable curb appeal. The full-height windows from LUX WINDOWS, full-bed BRICK, CEDAR soffit, steel fencing, cement board siding, and large AGED concrete front patio with built-in planter exude timeless charm. Step inside through the French glass-panel door, 10-ft ceilings, and open-concept layout set the tone for sophistication.

The MAIN LEVEL features a mudroom, built-in bench cabinets, an elegant 2-piece powder room, a formal dining area, a custom coffee/wet bar with marble counters. The URBANA fireplace centres the warm living room with its CONCRETE mantel and a WHITE OAK built-in media centre. Dual sliding glass doors creates a seamless indoor-outdoor



flow to the spacious rear deck.

The chef's DREAM KITCHEN is both functional and breathtaking, equipped with HIGH-END custom cabinetry, marble countertops. A walk-in pantry ensures ample storage, while the TOP-OF-THE-LINE appliances include a 48" gas range, built-in steam wall oven/microwave, panelled column fridge and freezer.

The PRIMARY SUITE is a luxurious escape, featuring a cozy DOUBLE SIDED fireplace, walk-in closets, and a spa-inspired 6-piece ensuite. Unwind with HEATED tile floors, a fully tiled STEAM SHOWER with bench, a freestanding soaker tub, and a dual vanity. While two JUNIOR SUITES each come with walk-in closets and modern 3-piece ensuites

The LOFT LEVEL showcases downtown VIEWS from its front facing balcony off the Office, a reading nook. A HUGE rec space, another BAR and FULL bathroom with endless uses including another bedroom walking onto the REAR RIVER facing patio.

The BASEMENT offers even more space, complete with another large recreation area, a wet bar with temp controlled wine fridge, a home GYM, a FOURTH bedroom, and a sleek 4-piece bath with A 2nd STEAM shower.

Enjoy the best of urban living with favourites like The Rouge, The Dean House, The Hose & Hound Pub, Spolumbo's, Lina's, Farmers Market, night markets, RiverWalk and Inglewood Lawn bowling. Walk to nearby cafes Analog Coffee, Rosso, and Gravity. Start mornings strong with F45, Junction 9 Yoga & Pilates, and The RiverWalk. All within blocks, every day offers something new to explore.

For those who seek sophisticated design,

modern comfort, and an unparalleled lifestyle, this home spared nothing, and an absolute must-see. Book your private tour today! All standing behind a new home WARRANTY.

Built in 2025

Essential Information

MLS® #	A2191033
Price	\$3,499,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,706
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

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

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Bar, Crown Molding, Central Vacuum,
-------------------	---

	Elevator, Natural Woodwork, Recessed Lighting, Smart Home, Steam Room, Sump Pump(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Washer/Dryer, Central Air Conditioner, Built-In Refrigerator, Range
Heating	Boiler, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2025
Days on Market	90
Zoning	R-CG

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.