

\$1,795,000 - 3010 8 Street Sw, Calgary

MLS® #A2269605

\$1,795,000

4 Bedroom, 4.00 Bathroom, 2,694 sqft

Residential on 0.22 Acres

Upper Mount Royal, Calgary, Alberta

RIDGE LOCATION AND CITY VIEWS This property offers a Buyer the unique opportunity of updating the existing gracious one and one half storey home of almost 2700 s.f. which was totally gutted and renovated in 1985 from the exterior studs in, by this Seller OR building the brand new 4500+- s.f., two storey plan with a triple garage that is currently awaiting City of Calgary development permit approval. Literally a 2 minute walk to the Glencoe Club, the current home sits on an incredible 9,300 sq. ft. lot with an environmental reserve behind it, which creates privacy to view the beautiful sunrises and city lights. The rear yard always has plenty of sunlight to enjoy. The main floor has numerous large windows on three sides, and if a renovation is in your plans this level can be conformed as you wish with plumbing already located in 3 separate areas. Currently the home has 4 generously sized bedrooms above grade and 4 full baths, with main floor laundry, plus a gas 2 sided fireplace between the current dining room and living room. Lower level has a recreation room, and 3 additional rooms that could be bedrooms with proper egress windows in place. Also, there is a Jack and Jill bathroom with two separate sinks and vanities, and a walk in shower. Unique to this home, a walk up from the lower level to an exterior door to the north side yard. Great exterior access for the lower level. The double front attached garage has a charging station for an electric vehicle. Off street parking for an additional 3 vehicles. A two



minute walk to Earl Grey school and playground . Become familiar with the location and spend several minutes in the kitchen or the west facing office and wait for a vehicle to pass, you will observe very little road noise. The street is a feeder, but because of a 3 way stop at the bottom of the hill, a tight traffic circle at the top of the hill, and stop signs at intersection of Hillcrest and 8th Street, with a long school zone of 30 kms per hour, 8th street does not have heavy traffic and is not a bus route as are other main streets in Mount Royal.

Built in 1950

Essential Information

MLS® #	A2269605
Price	\$1,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,694
Acres	0.22
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	3010 8 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3A2

Amenities

Parking Spaces	5
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Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Asphalt, In Garage Electric Vehicle Charging Station(s)
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# of Garages	2
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Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s), Wet Bar
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Stone, Dining Room, Double Sided, Free Standing, Glass Doors, See Through
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Courtyard
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Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Conservation
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Roof	Clay Tile
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 7th, 2025
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Days on Market	8
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Zoning	R-CG
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Listing Details

Listing Office	S.J. Williams & Associates Realty Ltd.
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