

1222 8 Avenue SE  
Calgary, Alberta

MLS # A2285964



**\$2,799,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,666 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front		

<b>Heating:</b>	Boiler, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** N/A

Come see it in person, this one HITS DIFFERENT. Homes like this rarely come up in Inglewood. A home of this size, quality, and finish in one of Calgary's most HISTORIC neighborhoods is almost never available. Luxury 3-storey backing onto the Bow River. Built by LEVANT HOMES with interiors by ALY VELJI DESIGNS. 4,900 sq.ft. of high design, craftsmanship, and top-tier materials throughout. DESIGNED FOR THE WHO WANT THE BEST. --ELEVATOR. Control4 smart home AUTOMATION. A True Chef's kitchen with \$100k FULL WOLF/SUB-ZERO appliance package includes 48" gas range, 3 WINE/BEV centers, built-in steam oven, MASSIVE WETBAR pantry. 2x Custom URBANA fireplaces. CALCATTA VIOLA marble. 2x Steam showers. Heated floors. Extensive custom millwork. Not to forget the lungs of the home a TOP-TIER MECHANICAL & IRRIGATION. Situated on a RARE 33 ft SOUTH-FACING lot. Full-bed brick exterior. Large LUX windows & doors. CEDAR soffits. Front patio, Rear deck, 2x Loft balconies. --10-ft ceilings. Living room anchored by an URBANA fireplace & layered with custom WHITE OAK millwork. --PRIMARY suite with another double-sided Urbana fireplace, custom walk-in closets, and a spa-inspired ensuite finished in Calacatta Viola marble. 1/2 Steam showers. Soaker tub. HEATED shower BENCH & FLOOR. Two additional bedrooms with private ensuites and walk-in closets. --3RD STORY LOFT downtown SKYLINE views on the front balcony and peaceful BOW RIVER VIEWS from the rear patio. Rec space, bar, office or study, and full bathroom which can be used as another guest bedroom. --BASEMENT built for unwinding. THEATER inspired Media centre. Gym WITH STEAM shower. Wet bar with another SUB-ZERO wine/beverage centre. 4TH Guest bedroom. --Steps to the best of Inglewood & RiverWalk,

Rouge, The Dean House, Spolumbo's, Lina's, the farmers market. NEW --HOME WARRANTY, MUST BE EXPERIENCED IN PERSON.--