

# \$1,075,000 - 3714 8 Avenue Nw, Calgary

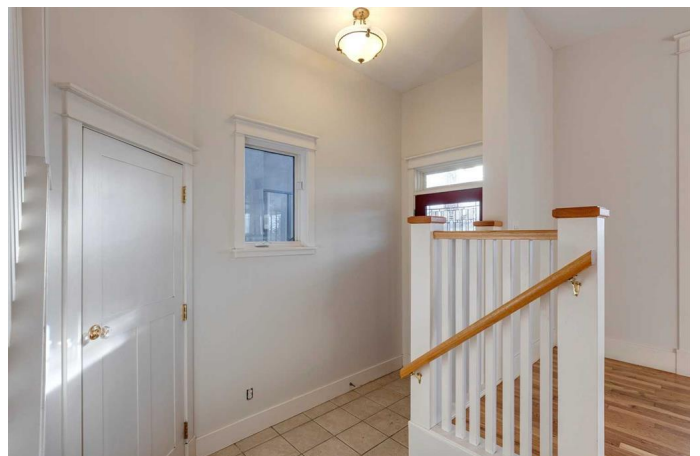
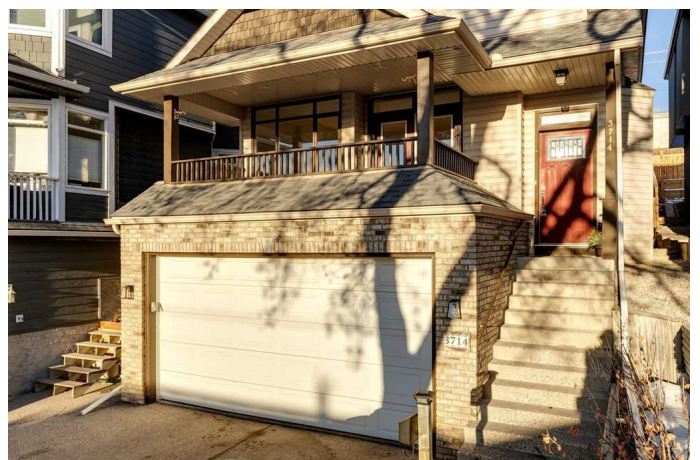
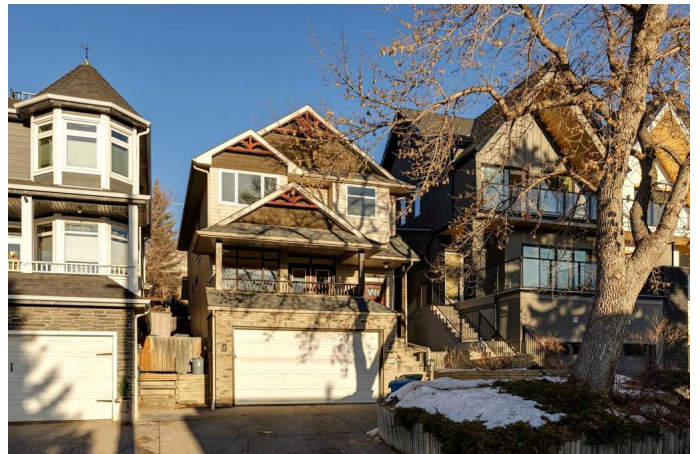
MLS® #A2182771

**\$1,075,000**

3 Bedroom, 4.00 Bathroom, 2,277 sqft  
Residential on 0.11 Acres

Parkdale, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY MARCH 9TH 1 - 3PM\*\*\*This stunning home features NEW PAINT AND CARPET throughout. There are 3 SPACIOUS BEDROOMS upstairs, including a luxurious 5-piece ensuite, BONUS ROOM and a well-appointed 4-piece bath. The main floor boasts 9-FOOT CEILINGS, REFINISHED HARDWOOD FLOORS, a laid-back dining space, and TWO INVITING LIVING SPACES including a large fireplace. The warm kitchen is equipped with all BRAND NEW STAINLESS STEEL APPLIANCES, and beautiful windows opening up to a back yard that can only be described as a gardeners dream. The fully finished basement includes a cozy bar, additional living room, bathroom, and laundry room. A NEW HOT WATER TANK has been installed. Enjoy breathtaking mountain views from the deck off the main living area or relax in the beautifully landscaped backyard. Located near Foothills Hospital, Foothills Academy, and the University of Calgary, with easy access to downtown and river pathways, this sunny, bright home offers both convenience and charm. Come and check it out for yourself!



Built in 1999

## Essential Information

MLS® #	A2182771
Price	\$1,075,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,277
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	T2N1E1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
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Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	93
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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