1216 8 Avenue SE

Calgary | Active | MLS® A2346911

$3,345,000









Bedrooms	Bathrooms	Year Built	Living area
4	**6**	**2026**	**3,733.75 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

A rare luxury residence by Cityside Developments on one of Inglewood's most prestigious streets. Backing onto green space & the Bow River with breathtaking views, this exceptional home offers timeless design, impeccable craftsmanship, and an irreplaceable inner-city setting.
Beyond the arched front doors, the home impresses with 11-foot ceilings, oversized black-framed windows, herringbone flooring, custom millwork, sculptural lighting, and layered designer finishes. At the front, the formal dining room is framed by dramatic arched windows & connects through a hidden panelled door to a butler's pantry, perfect for effortless entertaining.

The kitchen is equally striking, anchored by an oversized waterfall island and finished with sleek custom cabinetry, dramatic stone, integrated MIELE appliances, and a fully equipped butler’s pantry with built in COFFEE MAKER, additional storage & prep space. A second dining area offers a more relaxed place for everyday meals, complete with a custom wraparound charcoal velvet bench that adds warmth and a distinctly tailored feel.

The adjoining living room features a gas fireplace, architectural slat detailing, and expansive glass doors opening to the rear concrete patio. A stylish powder room, organized mudroom, walk-in closet, and private ELEVATOR complete the main level.

Upstairs, the primary suite feels like a boutique hotel retreat, with sweeping RIVER VIEWS from both the bedroom and ensuite. A TWO-WAY FIREPLACE connects the sleeping area to the spa-inspired bath, where a freestanding soaker tub, oversized STEAM SHOWER, double vanity, and layered stone finishes create a calm, luxurious escape. Separate walk-in closets provide exceptional storage.,with dedicated laundry room access. Two additional bedrooms each include a private ENSUITE and walk-in closets.

The top floor elevates the home to another level. Designed for sophisticated entertaining, work, and relaxation, it features an elegant lounge with a wet bar + island, a beautifully appointed executive office with custom built-ins and integrated LED lighting, a powder room, and seamless access to a sprawling entertainment terrace with unobstructed Bow River views-an extraordinary setting.

The fully developed lower level adds another layer of versatility with a spacious rec room, wet bar, private GYM, fourth bedroom, walk-in closet, full bathroom with STEAM SHOWER, storage, and ELEVATOR access. A private TUNNEL connects the basement directly to the detached double garage, offering a rare level of convenience in every season. Outside, the rear concrete patio and tandem driveway complete the property.

Just moments from Inglewood’s vibrant 9th Avenue shopping and dining district, residents can enjoy acclaimed restaurants, artisan cafés, boutiques, galleries, breweries, pathways, and downtown access. Named Canada’s Greatest Neighbourhood by the Canadian Institute of Planners, Inglewood offers an extraordinary blend of natural beauty, culture.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2346911
Bedrooms	4
Bathrooms	6
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	3,733.75 sq. ft.
Main Level Finished Area:	1,296.12 sq. ft.
Upper Level Finished Area:	2,437.63 sq. ft.
Below Grade Finished Area:	1,278.02 sq. ft.
Acreage:	No
Lot Area:	4,068 sq. ft.
Lot Frontage:	33' 1/8 "
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	12
Year built:	2026 (Age: 0)

Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:4, Half:2)
Num Ensuite Baths:	3
Plan:	A3
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Cityside Developments Ltd.
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Concrete, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	2
Fireplace Details:	Double Sided, Gas, Living Room, Primary Bedroom, Other, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Secured
Parking Places:	5
Parking Total/Covered:	5 / -

Laundry Features:	Sink, Upper Level
City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 12'11" × 6'5" ·
Main Floor	Dining Room · 22'5" × 11'9" ·
Main Floor	Other · 4'11" × 3'6" ·
Main Floor	Kitchen · 25'8" × 14'6" ·
Main Floor	Living Room · 16'1" × 15'11" ·
Main Floor	Pantry · 13'7" × 5'11" ·
2nd Floor	Bedroom · 16'1" × 12'6" ·
2nd Floor	Bedroom · 12'9" × 11'6" ·
2nd Floor	Other · 4'8" × 3'5" ·
2nd Floor	Laundry · 10'6" × 7'1" ·
2nd Floor	Bedroom - Primary · 101'10" × 18'7" ·
2nd Floor	Walk-In Closet · 23'5" × 5'7" ·
3rd Floor	Other · 12'7" × 8' ·
3rd Floor	Office · 23' × 14'6" ·
3rd Floor	Other · 4'11" × 3'5" ·
3rd Floor	Family Room · 30'8" × 23' ·
Basement	Bedroom · 10'11" × 10'8" ·
Basement	Exercise Room · 14' × 13'7" ·
Basement	Other · 4'10" × 3'5" ·

Basement	Game Room · 21'7" × 15'1" ·
Basement	Furnace/Utility Room · 11'6" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting
Waterfront Features:	See Remarks, River Access, River Front
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1216-8-avenue-se-calgary-a2346911/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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