1218 8 Avenue SE

Calgary | Active | MLS® A2346912

$3,295,000









Bedrooms	Bathrooms	Year Built	Living area
4	**6**	**2026**	**3,800.17 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

A ONE-OF-ONE RESIDENCE IN THE HEART OF INGLEWOOD. 1218 8 Avenue SE brings historical grandeur & architectural ambition to one of Calgary's most storied neighbourhoods. Monumental arched glazing, warm brick, natural stone, granite & LIMESTONE DETAILING define the European-inspired exterior, framed by a PRIVATE GATED COURTYARD & dramatic architectural lighting.

Exclusively envisioned by JTA Design, the residence is a singular expression of design-from its distinguished exterior architecture to the most intricate interior details, every element was conceived as part of one uncompromising, cohesive vision.

Inside, soaring 11' CEILINGS, refined mouldings, approximately 7,000 linear ft of OAK DETAILING and Devine HERRINGBONE HARDWOOD set the tone. The showpiece kitchen features dramatic stone, bespoke cabinetry, a premium THERMADOR APPLIANCE PACKAGE & a HIDDEN BUTLER'S PANTRY. Illuminated millwork, an oversized linear fireplace, HIDDEN DOORS and EXTENSIVE LED AMBIENT LIGHTING FEATURES are integrated throughout the residence, creating layers of architectural illumination that transform the home from day to evening.

A sculptural white-oak staircase and discreatly INTEGRATED PRIVATE ELEVATOR connect every level. Upstairs, the Primary retreat features extensive custom millwork and a dressing room with HIDDEN CLOSET ACCESS, while the ensuite is enveloped in TAJ MAHAL STONE and features a full-slab STEAM SHOWER. Two additional bedrooms each offer individually designed PRIVATE ENSUITES.

The spectacular THIRD FLOOR is designed for elevated entertaining and private retreat. A HIDDEN HOME THEATRE, enveloped in burgundy velvet and crowned by a Rolls-Royce-inspired STARLIGHT CEILING, creates an immersive experience, while a fully appointed WET BAR allows for effortless hosting. The remarkable PRIVATE OFFICE, framed by a monumental arch and finished in Venetian gold, is a statement of artistry. Expansive glass doors open off the lounge onto a RIVER-SIDE TERRACE with cedar soffits, integrated speakers and glass railings overlooking the Bow River.
The LOWER LEVEL continues the residence's uncompromising approach to luxury, conceived as a private wellness and guest retreat with a DEDICATED GYM, STEAM SHOWER, CUSTOM WET BAR and beautifully appointed GUEST ACCOMMODATION. Among the home's most extraordinary architectural features is a PRIVATE UNDERGROUND TUNNEL connecting the residence directly to the DOUBLE DETACHED GARAGE, providing discreet, protected year-round access.

Behind the design is an equally considered mechanical infrastructure, including HYDRONIC IN-FLOOR HEATING THROUGHOUT THE BASEMENT, 200-AMP ELECTRICAL SERVICE, HRV and TWO AIR-CONDITIONING UNITS-delivering exceptional comfort and performance to match the calibre of the residence.

Located moments from 9th Avenue, the Bow River pathways, Calgary Zoo, East Village and downtown, this is more than a luxury residence-it is a ONE-OF-ONE expression of architecture and design in one of Calgary's most historic neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346912
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:	3,800.17 sq. ft.
Main Level Finished Area:	1,321.04 sq. ft.
Upper Level Finished Area:	2,479.12 sq. ft.
Below Grade Finished Area:	1,277.19 sq. ft.
Acreage:	No
Lot Area:	4,058 sq. ft.
Lot Frontage:	33'½"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	13

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
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level

City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'4" × 11'8" ·
Main Floor	Other · 5'10" × 5'5" ·
Main Floor	Foyer · 8'6" × 7' ·
Main Floor	Kitchen · 22'8" × 14'4" ·
Main Floor	Living Room · 22'7" × 18'6" ·
Main Floor	Pantry · 12'7" × 5'11" ·
Main Floor	Storage · 5'10" × 3'11" ·
2nd Floor	Bedroom · 16'1" × 12'7" ·
2nd Floor	Bedroom · 12'9" × 11'1" ·
2nd Floor	Other · 5'11" × 5'4" ·
2nd Floor	Laundry · 10'11" × 6'10" ·
2nd Floor	Bedroom - Primary · 18'9" × 13'3" ·
2nd Floor	Walk-In Closet · 24'1" × 5'11" ·
3rd Floor	Other · 6'1" × 5'4" ·
3rd Floor	Family Room · 16'7" × 15'11" ·
3rd Floor	Office · 18'5" × 13'4" ·
3rd Floor	Media Room · 19'10" × 12'8" ·
Basement	Bedroom · 11'3" × 10'8" ·
Basement	Exercise Room · 11'11" × 10'11" ·
Basement	Other · 5'2" × 5'1" ·

Basement	Game Room · 21'7" × 14'10" ·
Basement	Furnace/Utility Room · 13'8" × 6'7" ·
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:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Landscape, Rectangular Lot
Waterfront Features:	See Remarks, River Access, River Front, Waterfront
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1218-8-avenue-se-calgary-a2346912/

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