

\$3,250,000 - 1222 8 Avenue Se, Calgary

MLS® #A2253441

\$3,250,000

4 Bedroom, 5.00 Bathroom, 3,706 sqft

Residential on 0.09 Acres

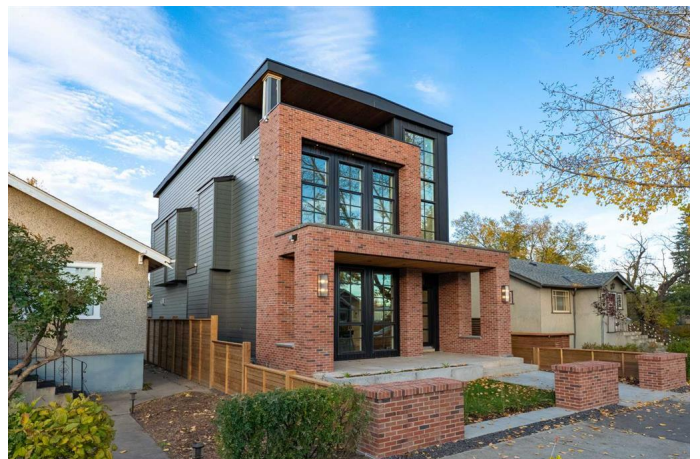
Inglewood, Calgary, Alberta

Discover this luxury 3-storey detached home in historic Inglewood — where timeless elegance meets modern design. Built by Levant Homes in collaboration with Aly Velji Designs, this 4,998 sq.ft. masterpiece showcases meticulous craftsmanship, designer finishes, and thoughtful innovation throughout.

Situated on a 33-ft south-facing lot backing onto the Bow River, this home blends curb appeal with architectural presence — Large Lux windows, full-bed brick, cedar soffits, and an aged concrete patio with built-in planter. It's equipped with an elevator and Control4 smart home automation, combining sophistication with modern convenience.

Inside, 10-ft ceilings create a light, refined atmosphere. The MAIN level features a formal dining room, custom wet bar pantry, and a warm living space anchored by a custom Urbana fireplace. The chef's kitchen impresses with marble counters, bespoke cabinetry, and a full Wolf/Sub-Zero appliance package — including a 48" gas range, built-in steam oven, 3x under-counter fridges, and wine cooler.

Upstairs, the PRIMARY suite exudes sophistication, featuring a matching double-sided Urbana fireplace, custom walk-in closets, and a spa-inspired ensuite with Calacatta Viola marble, a steam shower,



his-and-hers sinks, soaker tub, and heated bench & floor. Two additional bedrooms each offer private ensuites and walk-in closets.

The top-floor LOFT stands as the home’s defining feature with downtown skyline views from the front balcony and peaceful river views from the rear patio. Designed for work and leisure, it combines a versatile rec space with another bar, office or study, and a full bath.

Downstairs, the BASEMENT offers the perfect retreat for those long days a built-in media centre, a gym, wet bar with wine cooler and beverage fridge, a steam-shower bath, and a comfortable guest suite.

Enjoy the best of Inglewood at your doorstep – Rouge, The Dean House, Spumbo’s, Lina’s, the farmers market, RiverWalk, and more. With new home warranty, this home defines elevated urban living.

Book your private showing today.

Built in 2025

Essential Information

MLS® #	A2253441
Price	\$3,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,706
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	1222 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bar, Crown Molding, Natural Woodwork, Smart Home, Steam Room, Tankless Hot Water, Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Range, Washer/Dryer, Central Air Conditioner, Bar Fridge, Built-In Refrigerator
Heating	Boiler, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
-------------	-------------------

Days on Market 8
Zoning R-CG

Listing Details

Listing Office Comox Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.