

\$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

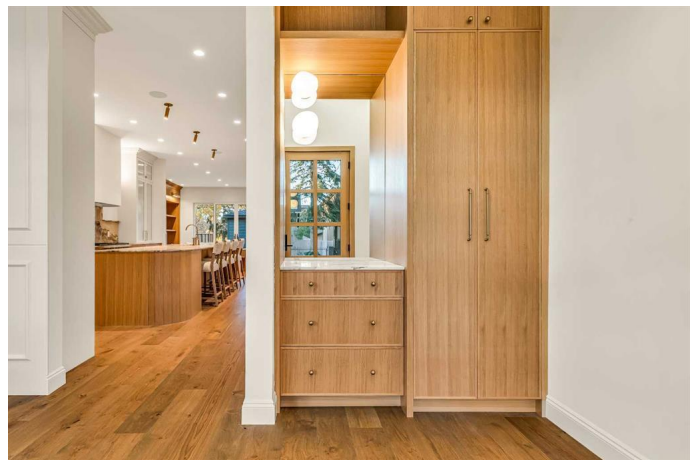
Discover this ultra-luxury 3-story detached home in historic Inglewood, where timeless elegance meets modern design. Built by Levant Homes in collaboration with Aly Velji Designs, this 4,998 sq. ft. masterpiece features an elevator, full smart home automation, and backs directly onto the Bow River—just minutes from Inglewood’s vibrant shops, caf  s, and pathways.

Sitting on a 33-ft south-facing lot, the home exudes curb appeal with full-height Lux windows, brick exterior, cedar soffits, and an aged concrete patio with built-in planter. Inside, 10-ft ceilings and an open-concept layout create a bright, elegant flow.

The main level includes a formal dining room, custom wet bar, mudroom, and a warm living area centered by an Urbana fireplace with a white oak media wall. The chef’s kitchen impresses with marble counters, custom cabinetry, walk-in pantry, and Wolf/Sub-Zero appliances including a 48” gas range and built-in steam oven.

Upstairs, the primary suite offers a double-sided fireplace, walk-in closets, and a spa-inspired ensuite with steam shower, soaker tub, and heated floors. Two additional bedrooms each feature private ensuites and walk-ins.

The loft level boasts downtown views, a rec



room, bar, office, and rear patio overlooking the river. The fully finished basement adds a gym, wet bar with wine fridge, recreation area, bedroom, and another steam shower bath.

Enjoy Inglewood’s best – Rouge, The Dean House, Spolumbo’s, Lina’s, farmers markets, RiverWalk, and more – all just steps away. With impeccable craftsmanship, designer finishes, and a new home warranty, this residence defines elevated urban living.

Book your private tour 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	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Crown Molding, Recessed Lighting, Smart Home, Steam Room, Sump Pump(s), Wired for Data
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer, Bar Fridge, Range
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
Zoning	R-CG

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.