

# \$1,895,000 - 3010 8 Street Sw, Calgary

MLS® #A2241027

**\$1,895,000**

4 Bedroom, 4.00 Bathroom, 2,694 sqft

Residential on 0.21 Acres

Upper Mount Royal, Calgary, Alberta

This lovely one and one half storey home of almost 2700 s.f. was totally gutted and renovated in 1985 from the exterior studs in, by this Seller. The current home sits on an incredible 9,321 sq. ft. lot with an environmental reserve behind it, creates privacy to view the beautiful sunrises. The main floor has numerous large windows, a formal living room and a family room, office, 4th bedroom and 3 pce bath, eat in kitchen and separate dining room,. Make a modest investment to update some elements to today's fashion and popular materials. Currently the home has 4 generously sized bedrooms and 4 full baths, with laundry above grade. Lower level has a recreation room, and 3 additional rooms that could be bedrooms with proper egress windows in place. Also, there is a Jack and Jill bathroom with two separate sinks and vanities, and a walk in shower. Unique to this home, a walk up from the lower level to an exterior door to the north side yard. Great access for a Nanny suite. The garage has a charging station for an electric vehicle. A development permit for a 4700+- s.f. new build has been applied for from the City of Calgary. These are included in asking price, and Builder - Sebo Luxury Homes will supply to serious inquiries. Take the Virtual Tour of this home.

Built in 1950

## Essential Information



MLS® #	A2241027
Price	\$1,895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,694
Acres	0.21
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	3010 8 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3A2

### Amenities

Parking Spaces	5
Parking	Asphalt, Double Garage Attached, Off Street, Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s), Bookcases, Built-in Features, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Double Sided, Free Standing, Glass Doors, See Through, Stone

Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Courtyard, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Conservation, Rectangular Lot
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	26
Zoning	RCG

## Listing Details

Listing Office	S.J. Williams & Associates Realty Ltd.
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