

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

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)                |
| 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, Courtyard, Garden, Private Entrance, Private Yard                                                                                                     |
| Lot Description   | Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Backs on to Park/Green Space, Conservation, Many Trees |
| Roof              | Clay Tile                                                                                                                                                      |
| Construction      | Stucco, Wood Frame                                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 45                |
| Zoning         | RCG               |

## Listing Details

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

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