

# \$1,815,000 - 3018 8 Street Sw, Calgary

MLS® #A2249678

**\$1,815,000**

3 Bedroom, 3.00 Bathroom, 2,456 sqft

Residential on 0.22 Acres

Elbow Park, Calgary, Alberta

This is it! Your rare chance to own in the prestigious community of Elbow Park. Resting on a massive 75' x 125' treed lot, assessed at \$1.94M in 2025, this home offers more than 3,200 square feet of developed living space and endless possibilities. The exterior exudes timeless character with mature trees, a stately presence, double attached garage, walkout basement, and a large fenced backyard that blends privacy with functionality. A spacious patio off the kitchen and main living room extends the living space outdoors, ideal for both entertaining and quiet evenings at home. Inside, generous principal rooms flow with high ceilings, fireplaces, and abundant natural light, while the upper level features a grand primary suite with spa inspired ensuite and a private bonus room. The fully developed walkout basement offers a massive recreation room, wet bar, and direct access to the backyard. Surrounded by many of Calgary's most distinguished homes, this address delivers more than a residence, it offers a lifestyle. Steps from the Elbow River pathways, parks, playgrounds, and top-rated schools, and only minutes to boutique shopping, dining, and cafes along 4th Street, this home combines elegance, space, and location with exceptional potential as a renovation, a redevelopment project, or a long-term investment in one of Calgary's most coveted neighbourhoods.

Built in 1996



## Essential Information

MLS® #	A2249678
Price	\$1,815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,456
Acres	0.22
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3018 8 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3A2

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, High Ceilings
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R-C1

**Listing Details**

Listing Office	MaxWell Capital Realty
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