



1019 8 Avenue NE
Calgary, Alberta

MLS # A2306269



\$675,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Separate Entrance		

Inclusions: 2 x Refrigerator, 2 x Stove

****Open House Saturday May 9, 11am-1pm**** A 40-foot lot in Renfrew plus an illegal suite equals a strategic inner-city move. This classic 1950s bungalow features a functional main floor with gleaming hardwood floors, cornice-molded ceilings, and oversized picture windows that flood the living area and kitchen with natural light. The layout includes two generously sized bedrooms on the main level. The fully developed basement contains a spacious one-bedroom illegal suite with a massive living room, a full second kitchen with abundant cabinetry, and large windows for a bright, open feel. Shared laundry in the basement allows easy access for both units. The property is situated on a 40x100-foot south-facing lot with H-GO zoning that is fully fenced and landscaped with mature trees. Parking is provided by an oversized single detached garage. This prime location offers exceptional walkability to the Renfrew Community Association, Stanley Jones School, St. Alphonsus School, and Children's Village School. Residents are just steps away from the off-leash areas of Tom Campbell's Hill and views of the downtown fireworks from just around the corner. Located within walking distance of downtown Calgary, this property offers a prime investment opportunity or a multi-generational living configuration in a highly desirable inner-city community.