



426 8 Avenue NE
Calgary, Alberta

MLS # A2309386



\$845,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Baseboard, Forced Air, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Prime inner-city redevelopment opportunity in the highly sought-after community of Renfrew! This rare "corner lot" is ideally located at the intersection of 8 Avenue NE and 4 Street NE, just one block from Edmonton Trail and minutes from downtown Calgary. Offering excellent exposure and 3-side road access, this 37.5 ft x 120 ft lot is perfect for builders, developers, or investors looking for their next infill project. The property currently features a 1-bedroom, 1-bath bungalow and is one of only 2 bungalows occupying the entire block, creating exciting future redevelopment potential. Surrounded by new development, established amenities, transit, restaurants, schools, parks, and inner-city conveniences, this location offers strong long-term value in one of Calgary's high-demand neighbourhoods.