



2023 8 Avenue NE
Calgary, Alberta

MLS # A2319129



\$689,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Dry Bar, Kitchen Island, No Smoking Home		

Inclusions: All appliances in both home and suite.

Rarely does a property with this much flexibility and potential come to market! This home features extensive renovations to the kitchen and other modern updates throughout. Fall in love with the dream kitchen renovations, but stay for the unique features that make this home worth checking out. A substantial rear addition creates more living space, and easy access to the low maintenance backyard. A second basement with private side entrance makes this home an ideal opportunity for multi-generational living, extended family, or supplemental rental income. The original home offers a warm and inviting layout with vaulted ceilings accented by beautiful cedar detailing, a spacious front living room with a cozy fireplace, a separate dining area, two bedrooms, an open concept kitchen with bar seating, coffee counter, and ample storage space. The main area has access to its own basement area with a beautifully finished recreation room that will have you feeling like you are in your wine country tasting room. Also find another full bathroom, and a Washer/Dryer on this level. The other basement area has a suited layout and private side entrance that features a living space with two additional large bedrooms, and a bathroom with a large jetted tub, plus its own laundry setup. This space has been successfully rented over the years, offering a proven income-generating opportunity. Completing the property is an oversized double garage equipped with a working furnace, providing an ideal workspace or year-round parking. The front yard is landscaped with a two car driveway and large front deck. Mayland Heights is a well-established northeast Calgary community offering stunning city skyline and mountain views, mature tree-lined streets, and exceptional convenience. Located just minutes from downtown, Deerfoot Trail, and the Calgary

International Airport, the neighbourhood provides easy access for commuters while maintaining a quiet residential feel. Residents enjoy nearby parks, pathways, schools, shopping, and recreation facilities, making Mayland Heights an excellent choice for families, professionals, and investors seeking an affordable inner-city lifestyle with outstanding accessibility.