



GRASSROOTS
REALTY GROUP

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506 8 Avenue NE
Calgary, Alberta

MLS # A2335221



\$500,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	767 sq.ft.	Age:	1942 (84 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: n/a

Your New Home ... Located just 10 minutes from downtown, this charming single-family home offers the perfect combination of lifestyle, location, and long-term value. Surrounded by some of the city's newest trendy restaurants, cafés, and shopping, you'll enjoy the convenience of urban living without sacrificing the benefits of homeownership. Whether you're a young professional looking for a move-in-ready home, an investor seeking to expand your rental portfolio, or a developer searching for your next opportunity, this property checks all the boxes. With it's Housing Grade Oriented zoning, this property offers outstanding redevelopment opportunities, allowing for higher-density projects such as townhomes or stacked townhomes (subject to municipal approvals). Over the past 15 years, the home has been thoughtfully updated, including: New vinyl windows with hunter douglas blinds, updated plumbing, most electrical replaced, including a new electrical panel, modern kitchen cabinetry, high-efficiency furnace (3 years old), roof replaced 3 years ago. With its desirable location, valuable zoning, and extensive upgrades, this is a rare opportunity to own a property that offers immediate comfort and outstanding future potential. Imagine the BBQ's and family gatherings you can have in the huge backyard. Notice the paved back alley and the extra off street parking too!