



GRASSROOTS
REALTY GROUP

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1051 8 Avenue NE
Calgary, Alberta

MLS # A2344904



\$825,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Corner Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: 2nd dishwasher, 2nd electric stove, 2nd refrigerator, 2nd washer and 2nd dryer

LIVE IN IT, HOLD IT, EARN INCOME OR BUILD NEW—the possibilities are exceptional on this 9,300+ sq. ft. corner lot overlooking Bridgeland. Located within walking distance of downtown, the C-Train, the river pathway, and multiple shops, restaurants, and amenities, this well cared for bungalow offers an ideal combination of LIFESTYLE, FUNCTIONALITY, INCOME POTENTIAL, AND FUTURE UPSIDE. For the creative entrepreneur, it may be an ideal location for a home run business. The main level has been thoughtfully updated with a modern feel and features three bedrooms, A BRAND-NEW KITCHEN with stainless steel appliances and quartz countertops, laminate flooring, updated lighting, and contemporary window coverings. The separate lower-level unit is accessed through the back entrance and offers excellent flexibility for extended family or supplemental income. It includes a large, fully equipped kitchen, two bedrooms, a three-piece bathroom, and a dedicated washer and dryer. Outside, the expansive corner lot provides plenty of room today, while offering exciting potential for the future. Enjoy the best of established inner-city living in a mature neighbourhood surrounded by beautiful trees, green spaces, playgrounds, bike paths and a selection of public, separate, and private schools, all within walking distance. A rare opportunity to enjoy a MOVE-IN-READY INNER-CITY HOME WHILE HOLDING A PROPERTY WITH SIGNIFICANT FUTURE POTENTIAL.