



GRASSROOTS
REALTY GROUP

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234 8 Street NE
Calgary, Alberta

MLS # A2351134



\$690,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,081 sq.ft.	Age:	1913 (113 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Outside patio furniture consisting of chairs (2) in backyard, small patio side table in backyard, 4 chairs for outside patio dining table and the outside patio dining table in backyard, TV wall mount in living room, one garage remote

Updated Character Home in the Heart of Bridgeland / Riverside. Charming, updated, and full of character, this inviting Bridgeland home is an ideal opportunity for first-time buyers looking to enjoy inner-city living in one of Calgary's most vibrant communities. Situated on a desirable corner lot with 30 feet of frontage, this home offers a thoughtful blend of character, modern updates, and flexible living space. Recent renovations have refreshed the main-floor living room, dining room, kitchen, and pantry, creating a welcoming space for everyday living and entertaining. Upstairs, the vaulted primary bedroom features a unique adjoining smaller bedroom, perfect for a nursery, home office, or additional flex space. The renovated upper-level bathroom adds further appeal. The fully developed basement is a welcome bonus, offering a spacious flex area with room for a home office, exercise space, or guest accommodations, along with a convenient two-piece bathroom and abundant storage—a rare find in a home of this era. Outside, enjoy beautifully landscaped grounds, a private backyard patio, and a comfortable front-yard sitting area. A single detached garage and generous street parking on two sides of the corner lot add everyday convenience. The location is hard to beat. Enjoy the walkability of Bridgeland / Riverside, with easy access to Calgary's downtown core and the neighbourhood's wonderful selection of restaurants, coffee shops, boutiques, and everyday services. Full of charm, thoughtfully updated, and offering versatile living spaces in an exceptional inner-city location, this is a fantastic opportunity to make Bridgeland home.