

# \$525,000 - 314 8 Avenue Ne, Calgary

MLS® #A2215686

**\$525,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

**\*\*Charming Inner-City Bungalow with Development Potential â€” Crescent Heights\*\***

This adorable 1910 bungalow is full of character and charm, offering a rare opportunity to own a single-family home in the heart of Crescent Heightsâ€”just steps from downtown Calgary, transit, shops, and restaurants. With its warm curb appeal, well-maintained interior, and functional layout, this 2-bedroom home is ideal for first-time buyers, young professionals, or anyone seeking the lifestyle benefits of inner-city living.

But the real value lies in the future potential. Located next to a revenue-generating property also available for sale, this lot forms part of a combined 50' x 120' parcel with **\*\*M-CG zoning\*\***, opening the door to higher-density redevelopment (subject to city approval). Whether you're looking to live in now, hold and rent, or plan for future infill development, this is a unique opportunity to enjoy the best of both worlds: **\*\*a cozy inner-city home today and long-term growth tomorrow\*\***.

Perfect for homeowners, investors, or builders seeking flexible options in one of Calgary's most walkable and established neighbourhoods.

Built in 1910

## Essential Information



MLS® #	A2215686
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	314 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P9

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Crawl Space

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Private
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Zoning	M-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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