

# \$820,000 - 316 8 Avenue Ne, Calgary

MLS® #A2215699

**\$820,000**

2 Bedroom, 4.00 Bathroom, 1,471 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

**\*\*Rare Inner-City Investment Opportunity in Crescent Heights!\*\***

Nestled just minutes from downtown, this charming 2-bedroom, 3.5-bathroom home in desirable Crescent Heights offers a unique blend of immediate livability, rental income potential, and future development upside. Each spacious bedroom includes its own ensuite, complemented by a bright living room, dining area, and a well-equipped kitchen. The fully developed basement provides added flexibility for tenants or personal use, and the double detached garage adds value and convenience.

Situated on an M-CG zoned lot, this property is ideally suited as a holding propertyâ€™generating rental income now while appreciating in value for the future. Even more compelling, the **\*\*adjacent lot is also available for sale\*\***, combining to form a 50â€™<sup>TM</sup> x 120â€™<sup>TM</sup> parcel perfect for higher-density redevelopment (subject to city approval).

Whether youâ€™<sup>TM</sup>re a builder, investor, or future homeowner, this is a strategic opportunity to secure a revenue-generating property with strong development potential in one of Calgaryâ€™<sup>TM</sup>s most vibrant inner-city neighbourhoods

Built in 1994

## Essential Information



MLS® #	A2215699
Price	\$820,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,471
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	316 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	61
Zoning	M-CG

**Listing Details**

Listing Office	Royal LePage Benchmark
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