

# \$845,000 - 1003 8 Avenue Ne, Calgary

MLS® #A2215500

**\$845,000**

3 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

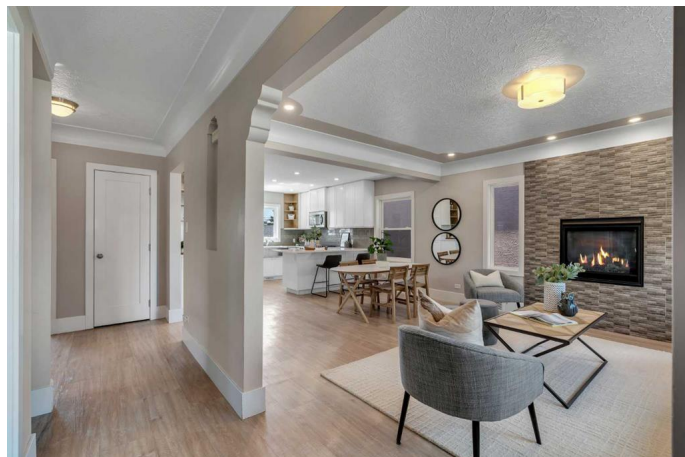
\*\*\* OPEN HOUSE Sat. May 3rd 1:00 to 4:00 pm\*\*\* HOME SWEET HOME perfectly defines this lovingly updated bungalow! Solidly built in 1950, fully air-conditioned, this open concept design was renovated in 2017, adding double pane windows, with custom window blinds, a sparkling white kitchen with quartz counter-tops, and HAFELE hardware, Stainless Steel appliances, "easy-care" luxury Vinyl Plank flooring, and a cozy gas fireplace. There are two spacious, bright bedrooms on the main level, both with California custom closet organizers. The separate back door entry leads to the illegal basement suite, complete with sunny kitchen, full bath, one large bedroom, and a large sitting room. The sunny south-facing yard offers comfortable outdoor living space, an oversized double garage, and an additional off-street parking stall. Note that this property has recently been rezoned by the city to H-GO, and a new build may offer downtown views from an upper level. Whether you are in the market for a new place to call home or a great holding property for future development, it would be challenging to find anything better!

Built in 1950

## Essential Information

MLS® # A2215500

Price \$845,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,019       |
| Acres          | 0.10        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1003 8 Avenue Ne |
| Subdivision | Renfrew          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0S4          |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                            |
| Parking        | Double Garage Detached, Garage Door Opener, Off Street, RV Access/Parking, Garage Faces Rear |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Great Room                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |
| Zoning         | H-GO             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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