

# \$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 |
| Days on Market | 47               |
| Zoning         | M-CG             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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