

# \$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€™ x 120â€™ parcel perfect for higher-density redevelopment (subject to city approval).

Whether youâ€™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€™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        | Living Room, Wood Burning, Gas Starter  |
| 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 | 15               |
| Zoning         | M-CG             |

### **Listing Details**

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

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