

\$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 | 25 |
| Zoning | M-CG |

Listing Details

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

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