

316 8 Avenue NE
Calgary, Alberta

MLS # A2215699



\$820,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Natural Woodwork

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

****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 property—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 50' x 120' parcel perfect for higher-density redevelopment (subject to city approval). Whether you'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 Calgary's most vibrant inner-city neighbourhoods.