

# \$750,000 - 230 8a Street Ne, Calgary

MLS® #A2188761

## \$750,000

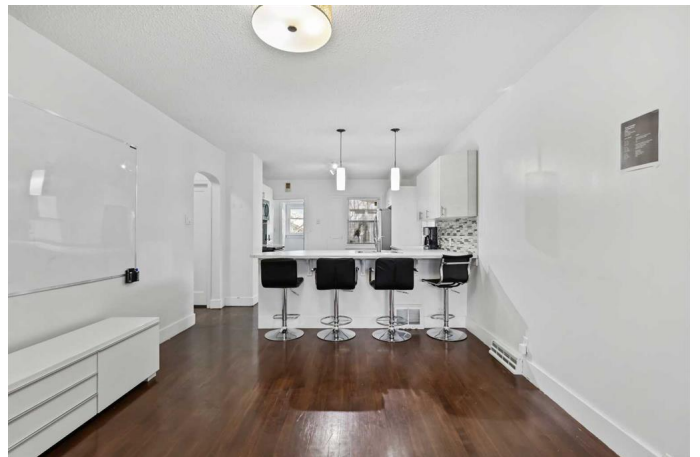
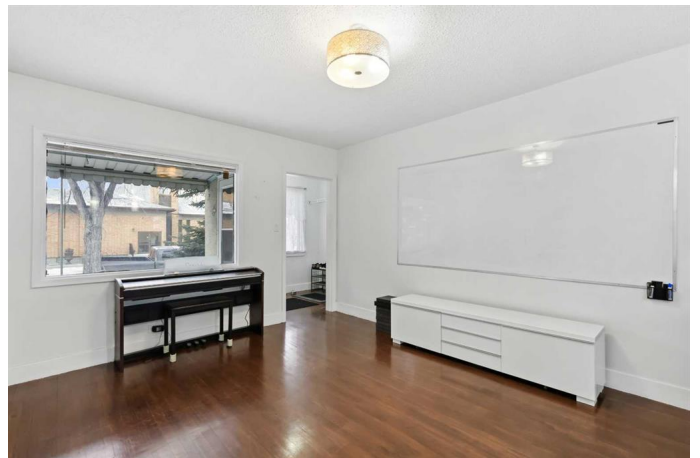
3 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Discover this 802 Sq.Ft bungalow on a 44ft x 110ft rectangular inner city lot in Bridgeland, one of Calgary's most sought-after neighborhoods! Inside, you'll find a cozy living room that flows into a modern kitchen, ideal for everyday living and entertaining. The main floor also features two comfortable bedrooms and a 3 piece bathroom. Head downstairs to the basement with a flex/bedroom perfect for guests, home office or studio, plus a living area for recreation. Outside, enjoy a huge backyard with room for gardening, outdoor activities or dining, and a single detached garage for secure parking or additional storage space. Everything you need is just steps away! Enjoy easy access to trendy cafes, restaurants, grocery stores, the scenic Murdoch Park, and St. Patrick's Island Park – all within walking distance. Riverside School is just a short drive away, and with bus stops and the LRT station nearby, getting around the city is a breeze. Major roadways like Memorial Drive, Edmonton Trail, and Deerfoot Trail are only minutes away, offering quick access to the entire city. Also, downtown is just a five minute drive away! Don't miss the chance to make this cozy home yours – perfect for those seeking both comfort and convenience! If you are an investor or a builder who's looking for a rental investment or a redevelopment project, this property provides incredible opportunities to meet your needs in a prime location!

\*Please note that Seller is also selling the



property next door with a Church building on the corner lot 232 8A Street NE listed separately on MLS (A2189062) for \$2,800,000. These 2 properties (Listing A2188761 & A2189062) are to be sold together\*

Built in 1944

### **Essential Information**

MLS® #	A2188761
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.11
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	230 8a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4J1

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	234
Zoning	DC

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.