



GRASSROOTS
REALTY GROUP

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224 8A Street NE
Calgary, Alberta

MLS # A2215414



\$939,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1914 (111 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

****Open House Sunday June 22nd 2 to 4:30pm**** Luxury Meets Lifestyle in the Heart of Bridgeland — Welcome to 224 8A Street NE. Nestled on a picturesque, tree-lined street in one of Calgary's most sought-after neighborhoods, this masterfully renovated bungalow offers the perfect blend of modern luxury and timeless charm. Every inch of 224 8A Street NE has been thoughtfully upgraded to deliver an unparalleled living experience, where comfort, style, and convenience converge. Step inside and be immediately captivated by soaring 11-foot ceilings, an airy open-concept design, and sleek luxury vinyl plank flooring that flows throughout the main level. The chef-inspired kitchen is a true showstopper, featuring sophisticated two-tone cabinetry extending to the ceiling, brand-new stainless steel appliances, a functional island with built-in microwave, and a striking double-stacked quartz counterstop— blending form and function effortlessly. The primary suite is a private sanctuary, offering custom built-ins and a spa-caliber ensuite with a bespoke full-height tiled shower. Two additional spacious bedrooms, each with built-in storage, share an elegantly appointed four-piece bathroom. The fully developed basement adds incredible value, offering a legal three-bedroom suite complete with a full bathroom, laundry, and a versatile den — ideal for multi-generational living, income potential, or an upscale Airbnb venture. Outside, the home showcases stunning curb appeal with all-new stucco, roof, eavestroughs, and freshly laid landscaping. A brand-new, fully insulated triple garage (drywalled with two overhead doors) completes this exceptional property. Perfectly positioned within walking distance to the Bow River pathways, St. Patrick's Island, the Calgary Zoo, Bridgeland Market, and some of Calgary's best restaurants and cafés, this

home is an invitation to live your best urban life. Opportunities like this are rare — schedule your private tour today and discover Bridgeland luxury at its finest. Interested in the investment potential? Ask about the forecasted Airbnb rent roll for this spectacular property.