



**GRASSROOTS**  
REALTY GROUP

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**316 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2215699**



**\$820,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Natural Woodwork		
<b>Inclusions:</b>	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