



**GRASSROOTS**  
REALTY GROUP

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424 8 Avenue NE  
Calgary, Alberta

MLS # A2249892



**\$765,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,084 sq.ft.           | <b>Age:</b>   | 1941 (84 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |                                         |                   |          |
|--------------------|-----------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -        |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame                      | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks                             |                   |          |

|                    |                              |
|--------------------|------------------------------|
| <b>Inclusions:</b> | Basement unit's Washer/dryer |
|--------------------|------------------------------|

Welcome to 424 8 Ave NE, a rare alley-corner lot (4,500 sq. ft.) in the heart of Renfrew! This prime inner-city location, just steps from Edmonton Trail, Crescent Heights, and minutes to downtown, offers incredible potential for both redevelopment and investment. The property has been well-maintained and successfully operated as a short-term rental, showcasing its strong revenue-generating ability. Whether you're looking to hold as an income property, build your dream home, or explore redevelopment opportunities in one of Calgary's most desirable communities, this property offers the perfect balance of location, potential, and value. Don't miss this opportunity to secure a highly versatile lot in a thriving inner-city neighborhood.