



GRASSROOTS
REALTY GROUP

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316 8 Avenue NE
Calgary, Alberta

MLS # A2255381



\$759,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 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, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: None

Open House Friday 12th September 5-7 Pm, Saturday 13th September 12-3 PM, Sunday 14th 12-3 PM.

Welcome to this beautifully updated home in the highly sought-after community of Crescent Heights! Featuring 2 bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout, this property is perfect for anyone seeking comfort, convenience, and style in one of Calgary's most desirable inner-city neighbourhoods. Step inside to a bright, inviting layout with fresh paint and brand-new carpet (2024), creating a modern and welcoming feel. The spacious living area flows seamlessly into the dining space and kitchen, making it ideal for both everyday living and entertaining. Upstairs, you'll find two generous bedrooms, each with its own ensuite bathroom—providing both privacy and functionality. The fully finished lower level includes an additional full bathroom and versatile living space, perfect for a family room, home office, or guest suite. Located in Crescent Heights, you're just minutes from downtown, trendy restaurants, cafes, schools, parks, and the Bow River pathways. Whether commuting, dining out, or enjoying the outdoors, this location truly has it all. This move-in ready home in a prime inner-city location won't last long—book your private showing today!