



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**430 8 Street NE**  
**Calgary, Alberta**

**MLS # A2262246**



**\$769,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Basement Stove, Basement Fridge

First time on the market, this original owner home built in 1967 with a basement suite sits in one of Calgary's most desirable communities. This classic Bridgeland bungalow rests on a beautiful tree-lined street on a 44.5 x 110 ft lot and exudes mid-century charm throughout its well cared for spaces. The main floor offers a spacious living room with a large west-facing window allowing for an abundance of natural light, while the central kitchen overlooks a gardener's dream backyard and features original cabinetry with room for a small dining table. A traditional dining area adjacent to the living room provides additional entertaining space. Three bedrooms with hardwood flooring are tucked along the north side of the home and share a 3pc bathroom. The kitchen also provides access to the back door and the basement. Downstairs, the lower level includes a kitchen suite, large recreation area, bedroom, den, and 4pc bathroom, with laundry and mechanical in a convenient central location. The backyard has been lovingly maintained for decades, filled with vegetables, fruit, and rose gardens, and a single detached garage provides off-street parking for one vehicle. Bridgeland is renowned for its vibrant village atmosphere, filled with boutique shops, caf  s, and some of Calgary's best local restaurants including Shiki Menya, UNA Pizza, Blue Star Diner & more. The community offers quick access to downtown, the Calgary Zoo, St. Patrick's Island and extensive river pathways, along with excellent schools, playgrounds and convenient transit connections, making it one of the most walkable and charming inner-city neighbourhoods in Calgary. Check out the 3D Virtual Tour and book your Showing today!