



GRASSROOTS
REALTY GROUP

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

314 8 Avenue NE
Calgary, Alberta

MLS # A2263156



\$449,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	782 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Concrete	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow nestled in one of Calgary's most sought-after inner-city communities — Crescent Heights. Perfectly located on a quiet, tree-lined street, this home combines classic charm with modern convenience. Step inside to find a bright and functional layout featuring a spacious living room with windows that fill the space with natural light, a cozy dining area, and a well-kept kitchen with plenty of cabinetry and counter space. Both bedrooms are generously sized, and the full bathroom for everyday comfort. The lower level offers excellent storage and laundry space. Outside, enjoy a private, fully fenced backyard ideal for relaxing or entertaining, along with a detached garage. Located just minutes from Downtown Calgary, the Bow River pathways, schools, shops, and restaurants, this home offers the perfect balance of urban living and community charm. Whether you're a first-time buyer, investor, or looking to build your dream home in a premium inner-city location, this property is a rare find in Crescent Heights!