



GRASSROOTS
REALTY GROUP

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343 8 Avenue NE
Calgary, Alberta

MLS # A2263226



\$779,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,792 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Mixed

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Endless Potential Meets Timeless Care! Discover an incredible opportunity in one of Calgary's most desirable inner-city neighbourhoods, Crescent Heights. This meticulously maintained 1,800 sq. ft. bungalow blends classic character with endless potential for redevelopment, investment, or personal renovation. The home features an addition complete with a full 8-foot basement, its own furnace, and a private side entrance, offering flexibility for future conversion into a 4-plex, a multi-generational layout, or a legal suite. Sitting on a prime lot with alley access, this property opens the door to exciting future possibilities, from adding a second storey with stunning downtown views to designing your dream infill or holding as a long-term investment. Every inch of the home reflects true pride of ownership, having been cared for over the years with attention to detail and a commitment to regular maintenance. Whether you're looking to move in, renovate, build new, or develop, this is a rare chance to secure a property that truly checks every box. Don't miss this rare opportunity and schedule a private tour today!