



**GRASSROOTS**  
REALTY GROUP

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**230 8A Street NE**  
**Calgary, Alberta**

**MLS # A2268621**



**\$750,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Electric Stove & Fridge in the basement, and Storage Shed in the backyard

Discover this 802 SF bungalow on a 44ft x 110ft rectangular inner city lot in Bridgeland, one of Calgary's most sought-after neighborhoods! Inside, you'll find a cozy living room that flows into a modern kitchen, ideal for everyday living and entertaining. The main floor also features two comfortable bedrooms and a 3 piece bathroom. Head downstairs to the basement with a flex/bedroom perfect for guests, home office or studio, plus a living area for recreation. Outside, enjoy a huge backyard with room for gardening, outdoor activities or dining, and a single detached garage for secure parking or additional storage space. Everything you need is just steps away! Enjoy easy access to trendy cafes, restaurants, grocery stores, the scenic Murdoch Park, and St. Patrick's Island Park &mdash;all within walking distance. Riverside School is just a short drive away, and with bus stops and the LRT station nearby, getting around the city is a breeze. Major roadways like Memorial Drive, Edmonton Trail, and Deerfoot Trail are only minutes away, offering quick access to the entire city. Also, downtown is just a five minute drive away! Don't miss the chance to make this cozy home yours&mdash;perfect for those seeking both comfort and convenience! If you are an investor or a builder who's looking for a rental investment or a redevelopment project, this property provides incredible opportunities to meet your needs in a prime location! \*Please note that Seller is also selling the property next door with a Church building on the corner lot 232 8A Street NE listed separately on MLS(A2269236). These 2 properties (Listing A2268621 & A2269236) are to be sold together\*