



**1016 8 Avenue SE  
Calgary, Alberta**

**MLS # A2279430**



**\$1,500,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1908 (118 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Level, No Neighbours		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Step back into 1908 Inglewood with this original charmer, First time on the market in its 118 year old history. Tells you how rare and precious these properties truly are. Once in a lifetime will you get the rare opportunity to buy a property that sits on a double wide 66ft lot backing on the mighty Bow river and Calgary pathway system. Positioned on the Most tranquil part of 8 Avenue, offers you walking access to all your favorite shops and nature with just one stroke. Call to arrange your showings today.