



**1912 8 Avenue SE  
Calgary, Alberta**

**MLS # A2279673**

**\$540,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Wooden Shed		

Welcome to this super cute 2-bedroom, 1-bath character home in the heart of historic Inglewood! Perfectly positioned just minutes from downtown Calgary, this charming property offers the best of urban living with nature right at your doorstep. Start your mornings on the covered front porch, coffee in hand, watching the neighborhood come to life and the world go by. Enjoy easy access to the Bow River pathways, Harvey Passage, the Inglewood Bird Sanctuary, and all the trendy shops, cafés, and restaurants along 9th Avenue SE. The Stampede Grounds are also just a short bike ride away. Inside, the home is bright and welcoming with a cozy layout that's ideal for first time buyers, downsizers, or savvy investors. Step outside to discover a large, private backyard, a rare find this close to the city, featuring a truly special 120+ year old apricot tree that adds charm, shade, and a unique story to the property. The spacious yard is perfect for relaxing, entertaining, or future garden plans. With its unbeatable location, walkability, and outdoor space, this home also presents an excellent short-term rental or Airbnb investment opportunity (subject to city approval) in one of Calgary's most sought after inner city communities. Whether you're looking to live, invest, or do both, this Inglewood gem offers character, convenience, and incredible potential.