



GRASSROOTS
REALTY GROUP

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

1912 8 Avenue SE
Calgary, Alberta

MLS # A2279673



\$540,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 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.