

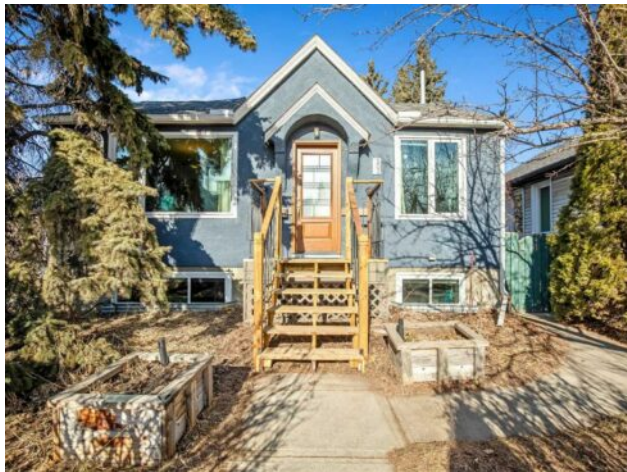


GRASSROOTS
REALTY GROUP

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502 8 Avenue NE
Calgary, Alberta

MLS # A2285957



\$749,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: blinds, greenhouse

Nestled in the heart of Renfrew is an oasis waiting for you! This character home offers over 1400 SF of developed living space and has been beautifully maintained and thoughtfully updated over the years, offering modern comfort, energy efficiency, and lasting quality throughout. This bright and cozy home features two bedrooms upstairs and one bedroom in the lower level (could also be a family room), two bathrooms, fully fenced yard, a greenhouse, a wood stove, and a double detached garage. The tastefully landscaped yard offers a cozy and private outdoor sitting area. Major upgrades provide peace of mind, including a new roof on both the house and garage (2021), in 2025 new windows throughout, new exterior doors, updated eaves, downspouts with gutter guards. The cedar fence (installed in 2020) was also freshly re-stained in 2025. Inside, you'll find a modern updated kitchen featuring concrete countertops, a stylish backsplash, gas stove, and updated hood fan and new fridge. The upstairs bathroom was fully renovated in 2014 and features a custom tile walk-in shower. Wide-plank eco-friendly bamboo flooring enhances the dining room while cork flooring adds warmth to the downstairs bedroom, carpets in the living room and stairs were replaced in 2019. The central family room adjoins the kitchen and features a vaulted ceiling, large windows, and a cozy wood burning stove, a perfect touch for cool winter days. Additional updates include new blinds throughout (blackout blinds in the bedrooms and roman shades on the other windows), refreshed paint in key living areas (2024), upgraded garden beds with stack-stone walls, a cleaned and certified wood stove (2017), and new HWT (2024). A 3-season greenhouse with exhaust fan (2021) offers a fantastic bonus space for gardeners and hobbyists alike. This home blends practical upgrades with

thoughtful improvements, making it move-in ready while still offering opportunities to personalize. A wonderful opportunity for buyers seeking a well-cared-for property with extensive updates already completed. Ideally situated a short walk from all the shops and restaurants of Edmonton Trail and only minutes from the heart of downtown, the river pathway system, the Renfrew community garden and so much more! Don't let this opportunity pass you by!