



**408 8A Street NE**  
**Calgary, Alberta**

**MLS # A2150446**



**\$698,800**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Natural Woodwork, No Smoking Home, Pantry, Skylight(s), Storage		

**Inclusions:** N/A

Nestled in the heart of a serene and character-filled neighborhood, 408 8A Street SE is a charming abode that effortlessly blends comfort with modern upgrades. Recently renovated, this delightful house offers a blend of functionality and aesthetic appeal, making it a perfect retreat for those seeking both convenience and tranquility. One of the standout features of this home is its newly re-shingled roof, which includes both the main house and the garage, ensuring durability and a fresh appearance. The addition of skylights in the master bedroom/loft area enhances the living space with natural light, creating a bright and airy atmosphere throughout. The large dining room window has been upgraded to a triple-pane design, enhancing energy efficiency and sound insulation, while also offering picturesque views of the tree-lined street. The front fence has been recently replaced, adding to the curb appeal and security of the property. Inside, the kitchen has been tastefully updated with refinished cabinets and new hardware, complemented by a built-in pantry for added storage convenience. A fresh coat of paint throughout the interior adds a touch of modern elegance, harmonizing with the serene ambiance of the neighborhood. Location-wise, this home boasts convenience with a peaceful ambiance. Situated just three minutes from Deerfoot Trail, it offers easy access to the city's amenities while maintaining a quiet and tranquil atmosphere. Nearby, a charming shopping strip awaits only a block away, featuring popular spots like Starbucks, Made by Marcus Ice Cream, Tokyo Market, a local Pizza Place, and even a Nail Salon, catering to daily needs with ease. The neighborhood itself is a testament to community spirit, characterized by friendly neighbors and beautiful, tree-lined streets. This combination of modern upgrades and neighborhood charm makes this home a truly

inviting place to call home. Whether enjoying a peaceful evening on the porch or exploring the nearby amenities, this house promises a lifestyle of comfort, convenience, and community. Call your favorite realtor today!