

**314 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2215686**



**\$525,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1910 (115 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, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*Charming Inner-City Bungalow with Development Potential &ndash; Crescent Heights\*\*** This adorable 1910 bungalow is full of character and charm, offering a rare opportunity to own a single-family home in the heart of Crescent Heights&mdash;just steps from downtown Calgary, transit, shops, and restaurants. With its warm curb appeal, well-maintained interior, and functional layout, this 2-bedroom home is ideal for first-time buyers, young professionals, or anyone seeking the lifestyle benefits of inner-city living. But the real value lies in the future potential. Located next to a revenue-generating property also available for sale, this lot forms part of a combined 50' x 120' parcel with **\*\*M-CG zoning\*\***, opening the door to higher-density redevelopment (subject to city approval). Whether you're looking to live in now, hold and rent, or plan for future infill development, this is a unique opportunity to enjoy the best of both worlds: **\*\*a cozy inner-city home today and long-term growth tomorrow\*\***. Perfect for homeowners, investors, or builders seeking flexible options in one of Calgary's most walkable and established neighbourhoods.