

\$525,000 - 314 8 Avenue Ne, Calgary

MLS® #A2215686

\$525,000

2 Bedroom, 1.00 Bathroom, 748 sqft
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

****Charming Inner-City Bungalow with
Development Potential â€” 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 Heightsâ€”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.

Built in 1910

Essential Information



MLS® #	A2215686
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	314 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Private
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Zoning	M-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.