

\$750,000 - 230 8a Street Ne, Calgary

MLS® #A2188761

\$750,000

3 Bedroom, 2.00 Bathroom, 802 sqft

Single Family on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Discover this 802 Sq.Ft bungalow on a 44ft x 110ft rectangular inner city lot in Bridgeland, one of Calgary's most sought-after neighborhoods! Inside, you'll find a cozy living room that flows into a modern kitchen, ideal for everyday living and entertaining. The main floor also features two comfortable bedrooms and a 3 piece bathroom. Head downstairs to the basement with a flex/bedroom perfect for guests, home office or studio, plus a living area for recreation. Outside, enjoy a huge backyard with room for gardening, outdoor activities or dining, and a single detached garage for secure parking or additional storage space. Everything you need is just steps away! Enjoy easy access to trendy cafes, restaurants, grocery stores, the scenic Murdoch Park, and St. Patrick's Island Park – all within walking distance. Riverside School is just a short drive away, and with bus stops and the LRT station nearby, getting around the city is a breeze. Major roadways like Memorial Drive, Edmonton Trail, and Deerfoot Trail are only minutes away, offering quick access to the entire city. Also, downtown is just a five minute drive away! Don't miss the chance to make this cozy home yours – perfect for those seeking both comfort and convenience! If you are an investor or a builder who's looking for a rental investment or a redevelopment project, this property provides incredible opportunities to meet your needs in a prime location!

*Please note that Seller is also selling the



property next door with a Church building on the corner lot 232 8A Street NE listed separately on MLS (A2189062) for \$2,800,000. These 2 properties (Listing A2188761 & A2189062) are to be sold together* (id:6289)

Built in 1944

Essential Information

Listing #	A2188761
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Square Footage	802
Acres	0.11
Year Built	1944
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	230 8a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
Province	Alberta
Postal Code	T2E4J1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air

Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office First Place Realty



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