

\$419,000 - 314 8 Avenue Ne, Calgary

MLS® #A2266000

\$419,000

2 Bedroom, 1.00 Bathroom, 782 sqft

Single Family on 0.07 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow nestled in one of Calgary's most sought-after inner-city communities – Crescent Heights. Perfectly located on a quiet, tree-lined street, this home combines classic charm with modern convenience. Step inside to find a bright and functional layout featuring a spacious living room with windows that fill the space with natural light, a cozy dining area, and a well-kept kitchen with plenty of cabinetry and counter space. Both bedrooms are generously sized, and the full bathroom. The lower level offers excellent storage and laundry space. Outside, enjoy a private, fully fenced backyard ideal for relaxing or entertaining, along with a detached garage. Located just minutes from Downtown Calgary, the Bow River pathways, schools, shops, and restaurants, this home offers the perfect balance of urban living and community charm. Whether you're a first-time buyer, investor, or looking to build your dream home in a premium inner-city location, this property is a rare find in Crescent Heights! (id:6289)

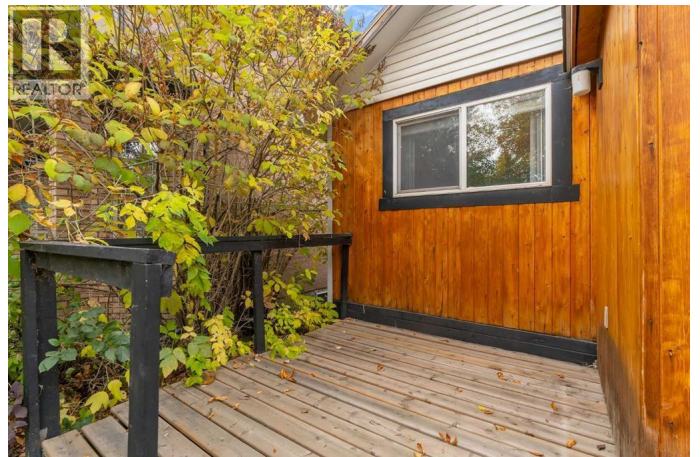
Built in 1910

Essential Information

Listing # A2266000

Price \$419,000

Bedrooms 2



Bathrooms	1.00
Square Footage	782
Acres	0.07
Year Built	1910
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	314 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0P9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
----------------	-------------



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 7:16pm PDT