

316 8 Avenue NE  
Calgary, Alberta

MLS # A2215699

\$820,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Natural Woodwork		

Inclusions: N/A

**\*\*Rare Inner-City Investment Opportunity in Crescent Heights!\*\*** Nestled just minutes from downtown, this charming 2-bedroom, 3.5-bathroom home in desirable Crescent Heights offers a unique blend of immediate livability, rental income potential, and future development upside. Each spacious bedroom includes its own ensuite, complemented by a bright living room, dining area, and a well-equipped kitchen. The fully developed basement provides added flexibility for tenants or personal use, and the double detached garage adds value and convenience. Situated on an M-CG zoned lot, this property is ideally suited as a holding property—generating rental income now while appreciating in value for the future. Even more compelling, the **\*\*adjacent lot is also available for sale\*\***, combining to form a 50' x 120' parcel perfect for higher-density redevelopment (subject to city approval). Whether you're a builder, investor, or future homeowner, this is a strategic opportunity to secure a revenue-generating property with strong development potential in one of Calgary's most vibrant inner-city neighbourhoods.