

2123 8 Avenue NE  
Calgary, Alberta

MLS # A2239224

**\$619,990**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Experience this renovated 4-bedroom air-conditioned bungalow, ideally situated mere minutes from downtown. Step inside to discover a bright and welcoming main level featuring original hardwood floors, a spacious living room, and a formal dining area—perfect for entertaining or family gatherings. The stylishly renovated kitchen and bathroom offer contemporary finishes and a luxurious soaker tub, providing both comfort and elegance. Three generously sized bedrooms complete the main floor, delivering ample space for family or guests. The fully finished basement offers excellent versatility and features a illegal one-bedroom suite with a separate entrance—ideal for extended family, guests. The suite includes a bedroom with a walk-in closet, a sleek 4-piece bathroom, a large family room, plus a kitchenette and dining area for added convenience. The basement kitchen also features a high-power outlet ready for a stove installation, providing flexibility for future upgrades. You’ll also find a finished laundry area, cold room, and abundant storage. Recent updates ensure peace of mind, including a new furnace (2022), new hot water tank (2023), and a new washer (2024). Outside, enjoy poured sidewalks, two patios perfect for summer gatherings, a fully fenced yard, and 5 parking spot. An oversized 24’ x 24’ detached double garage that is insulated, heated, equipped with a vent fan, and offers high-voltage power—ideal for workshops, hobbies, or electric vehicle charging. In addition, the single attached front garage offers extra secure parking or convenient storage, with driveway space to accommodate multiple vehicles. Located just steps from elementary and junior high schools and offering quick access downtown via 8th Avenue, this home is perfect for families or professionals seeking inner-city

living with suburban tranquility. Don't miss your chance to own this rare gem—book your showing today!