

424 8 Avenue NE
Calgary, Alberta

MLS # A2249892

\$765,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1941 (84 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement unit's Washer/dryer

Welcome to 424 8 Ave NE, a rare alley-corner lot (4,500 sq. ft.) in the heart of Renfrew! This prime inner-city location, just steps from Edmonton Trail, Crescent Heights, and minutes to downtown, offers incredible potential for both redevelopment and investment. The property has been well-maintained and successfully operated as a short-term rental, showcasing its strong revenue-generating ability. Whether you're looking to hold as an income property, build your dream home, or explore redevelopment opportunities in one of Calgary's most desirable communities, this property offers the perfect balance of location, potential, and value. Don't miss this opportunity to secure a highly versatile lot in a thriving inner-city neighborhood.