

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

MLS® #A2188761

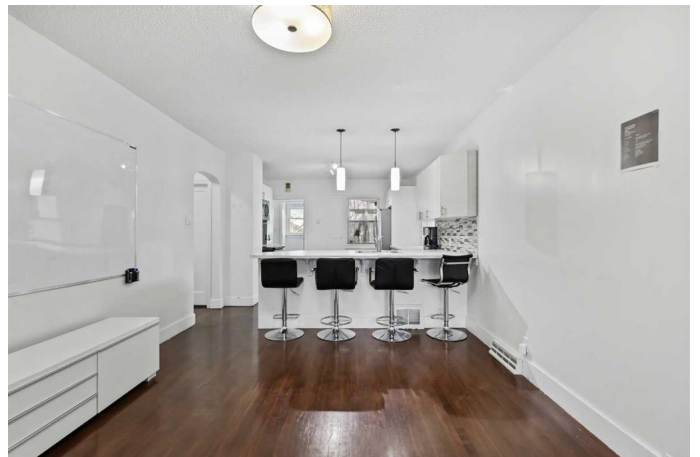
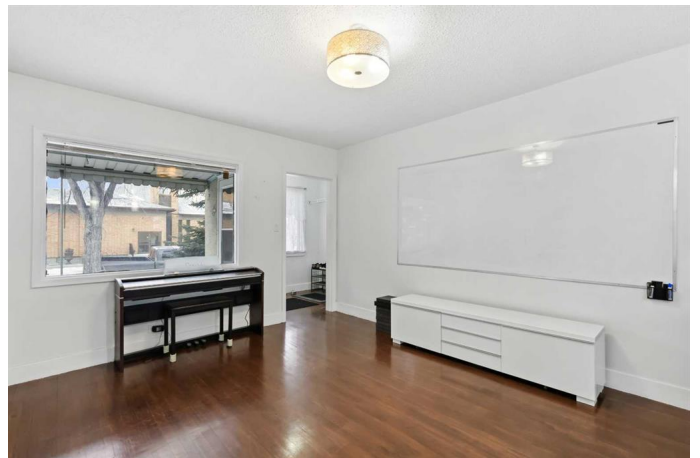
## \$750,000

3 Bedroom, 2.00 Bathroom, 802 sqft  
Residential 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\*

Built in 1944

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188761    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 802         |
| Acres          | 0.11        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 230 8a Street Ne     |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4J1              |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 1                                                       |
| Parking        | Alley Access, Garage Faces Rear, Single Garage Detached |
| # of Garages   | 1                                                       |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer, |

|              |                         |
|--------------|-------------------------|
|              | Window Coverings        |
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full, Suite   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco, Wood Frame                |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 200                |
| Zoning         | DC                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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