

\$625,000 - 2006 8 Avenue Se, Calgary

MLS® #A2157936

\$625,000

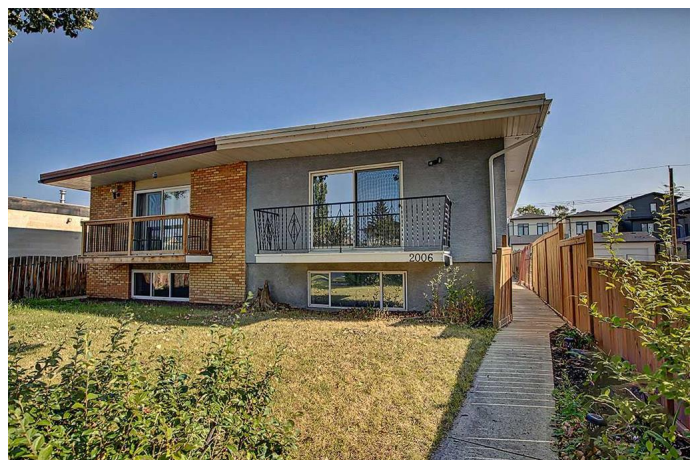
6 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

FANTASTIC 2-UNIT INVESTMENT

OPPORTUNITY! Situated in the vibrant community of Inglewood, this semi-attached home presents an incredible income-generating rental property or a perfect option for a homeowner looking to live upstairs while renting out the LEGAL BASEMENT SUITE. Both the upper and lower units offer 3 BEDROOMS, a full kitchen, and separate in-suite laundry, ensuring complete independence and privacy. The upper unit has hardwood flooring throughout, newer vinyl windows, and a spacious living room that opens to a front balcony—perfect for enjoying the neighborhood's charm. The crisp white kitchen is equipped with ample cabinet space and stainless-steel appliances. The upper living level is completed by 3 well-sized bedrooms and a 4-piece bathroom. The lower unit, accessible via a separate entrance for added privacy, is equally impressive. Large windows fill the space with natural light, enhancing the open living area. The lower level includes 3 bedrooms, a 4-piece bathroom, a full kitchen, and a cozy living area, making it a comfortable and inviting space. Additional features include the convenience of two hot water tanks, a single detached garage, an extra designated parking space, and a low-maintenance backyard with pristine artificial landscaping and built-in seating, perfect for entertaining. This prime location is close to transit, walking paths, local tennis courts, the Inglewood Bird Sanctuary,



and an array of trendy shops and pubs.

Built in 1976

Essential Information

MLS® #	A2157936
Price	\$625,000
Sold Price	\$645,500
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2006 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0N8

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 22nd, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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