

\$664,900 - 408 8a Street Ne, Calgary

MLS® #A2162828

\$664,900

2 Bedroom, 1.00 Bathroom, 1,111 sqft
Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

****OPEN HOUSE - September 15th, 12-3pm****

This charming property offers a unique opportunity, whether you're looking to settle in, rent it out for a time, or redevelop the land entirely. Situated on a serene, tree-lined street just 3 minutes off Deerfoot, this home combines tranquility with convenience, making it an ideal choice for various lifestyles. Key Features are 1)Recent Upgrades: The roof of both the house and garage has been recently re-shingled, ensuring long-term durability; Skylights have been added to the master bedroom/loft area, flooding the space with natural light; A large dining room window has been upgraded to a triple-pane window, enhancing energy efficiency; The front fence has been replaced, adding to the home's curb appeal; Additional upgrades include the creation of a pantry, refinishing kitchen cabinets and hardware, and fresh paint throughout.

2) Location: This property is ideally located just one block away from a vibrant shopping strip, offering easy access to Starbucks, Made by Marcus Ice Cream, Tokyo Market, a pizza place, and a nail salon; Despite its proximity to amenities, the home is nestled on a quiet street that boasts mature trees and a neighborhood full of character. 3) Community: The area is known for its friendly neighbors and a true sense of community, making it a perfect place to live or attract long-term tenants. Whether you're looking for a cozy home, a rental investment, or a redevelopment



project, this property has the flexibility and features to meet your needs. Don't miss out on this versatile opportunity in a prime location!

Built in 1910

Essential Information

MLS® #	A2162828
Price	\$664,900
Sold Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,111
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	408 8a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4J3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, No Smoking Home, Pantry, Storage, Natural Woodwork, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Private Yard, Rain Gutters, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 1st, 2024
Days on Market	27
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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