

\$799,900 - 906 8 Avenue Se, Calgary

MLS® #A2166640

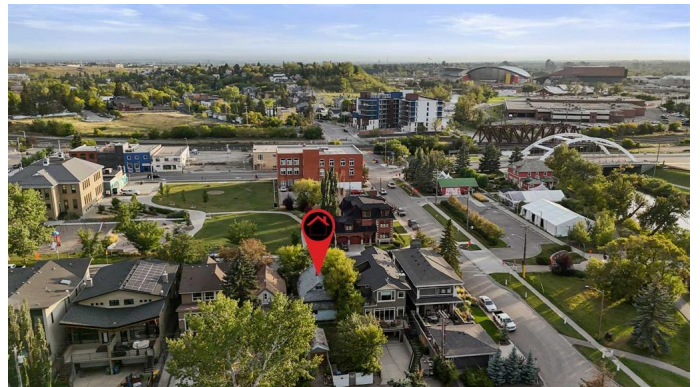
\$799,900

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.09 Acres

Inglewood, Calgary, Alberta

Imagine finding a "sparkling diamond in the rough"! Well, look no further as you have found it! This turn of the 20th century 1904 story and a half is located on a glorious and perhaps the best location Inglewood has to offer. Surrounded by three parks including the rear park that backs directly onto the Bow river, only a few steps from the Elbow river that flows majestically into the Bow river and right across from the Calgary Zoo. This property did not flood in the 2013 flood event. The charm of the 1904 house and its long forgotten era remain and some of the special features are high ceilings, a front dining room, ordinal woodwork including large baseboards, claw tub in the main bathroom and a vintage kitchen. The house requires major TLC and the house could be reclaimed back to its original charm but most of the value is in the land and its proximity to both rivers and the river bike path systems. Surrounded by newer and sizable infill homes, that this lot and location will support into the future. From the 2nd floor of this house you can see the Bow river and downtown and any new two story infill would offer magnificent views of the Bow river and the downtown as well. Only a short walk to downtown, walking distance to several outstanding trendy venues and restaurants, including the Dean house restaurant, only a half block away. Hurry on this wonderful opportunity as these types of properties are becoming very rare!



Built in 1904

Essential Information

MLS® #	A2166640
Price	\$799,900
Sold Price	\$800,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.09
Year Built	1904
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	906 8 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0M3

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Chandelier, High Ceilings, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	September 19th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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