



## 2116 8 Avenue Calgary Alberta

\$499,000

Welcome to your dream bungalow, perfectly nestled right across from a school--ideal for families! This charming home is surrounded by convenient amenities and easy access to transit, making everyday life a breeze. Step inside and be amazed by the airy, spacious feel of this thoughtfully renovated gem. Down the hall, you'll discover three generously-sized bedrooms, each offering rare, ample closet space--especially in a home of this era. To your right, the wide-open kitchen is a culinary delight, complete with a gas range for the chef in your life. The kitchen flows seamlessly into the dining and living areas, where massive windows bathe the space in glorious Calgary sunshine, creating a warm, inviting atmosphere. Step through the mudroom and into your oversized attached garage, featuring a brand-new door for added convenience. Out back, a gardener's paradise awaits--a lovingly tended yard, curated by a master gardener, ready for you to enjoy. And don't forget about the basement! It's a blank canvas brimming with potential. With fresh drywall replacing some of the old wood paneling, the rec room is ready for you to personalize and create lasting memories with family and friends. This is a home where every detail has been considered--don't miss out on making it yours! (id:6769)

Den 13.92 Ft x 7.75 Ft

Laundry room 8.08 Ft x 7.92 Ft

4pc Bathroom 8.33 Ft x 9.50 Ft

Furnace 22.92 Ft x 14.33 Ft

Recreational, Games room 21.25 Ft x 12.42 Ft

Other 6.50 Ft x 4.75 Ft

Kitchen 12.50 Ft x 10.42 Ft

Dining room 8.75 Ft x 8.83 Ft

Living room 12.92 Ft x 17.25 Ft

Other 8.08 Ft x 3.92 Ft

Bedroom 9.00 Ft x 8.92 Ft

Bedroom 12.50 Ft x 8.92 Ft

4pc Bathroom 9.00 Ft x 6.92 Ft

Primary Bedroom 12.42 Ft x 12.50 Ft

Listing Presented By:



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eXp Realty

<https://www.andrewchao.ca/>



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**Mirror**

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