



314 8 Avenue Calgary Alberta

\$525,000

****Charming Inner-City Bungalow with Development Potential - Crescent Heights**** This adorable 1910 bungalow is full of character and charm, offering a rare opportunity to own a single-family home in the heart of Crescent Heights—just steps from downtown Calgary, transit, shops, and restaurants. With its warm curb appeal, well-maintained interior, and functional layout, this 2-bedroom home is ideal for first-time buyers, young professionals, or anyone seeking the lifestyle benefits of inner-city living. But the real value lies in the future potential. Located next to a revenue-generating property also available for sale, this lot forms part of a combined 50' x 120' parcel with ****M-CG zoning****, opening the door to higher-density redevelopment (subject to city approval). Whether you're looking to live in now, hold and rent, or plan for future infill development, this is a unique opportunity to enjoy the best of both worlds: ****a cozy inner-city home today and long-term growth tomorrow****. Perfect for homeowners, investors, or builders seeking flexible options in one of Calgary's most walkable and established neighbourhoods. (id:6769)

Primary Bedroom 9.58 Ft x 11.25 Ft

Living room 13.25 Ft x 15.08 Ft

Kitchen 10.75 Ft x 9.67 Ft

Bedroom 6.75 Ft x 13.00 Ft

4pc Bathroom 9.67 Ft x 5.00 Ft

Foyer 5.17 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.patrick-murphy.com>

RE/MAX

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