



## 316 8 Avenue Calgary Alberta

\$820,000

**\*\*Rare Inner-City Investment Opportunity in Crescent Heights!\*** Nestled just minutes from downtown, this charming 2-bedroom, 3.5-bathroom home in desirable Crescent Heights offers a unique blend of immediate livability, rental income potential, and future development upside. Each spacious bedroom includes its own ensuite, complemented by a bright living room, dining area, and a well-equipped kitchen. The fully developed basement provides added flexibility for tenants or personal use, and the double detached garage adds value and convenience. Situated on an M-CG zoned lot, this property is ideally suited as a holding property--generating rental income now while appreciating in value for the future. Even more compelling, the **\*\*adjacent lot is also available for sale\*\***, combining to form a 50' x 120' parcel perfect for higher-density redevelopment (subject to city approval). Whether you're a builder, investor, or future homeowner, this is a strategic opportunity to secure a revenue-generating property with strong development potential in one of Calgary's most vibrant inner-city neighbourhoods (id:6769)

Primary Bedroom 15.83 Ft x 16.00 Ft

Bedroom 14.33 Ft x 13.58 Ft

4pc Bathroom 11.00 Ft x 8.67 Ft

4pc Bathroom 7.75 Ft x 4.08 Ft

Furnace 8.58 Ft x 17.08 Ft

Recreational, Games room 20.08 Ft x 14.83 Ft

3pc Bathroom 8.33 Ft x 6.25 Ft

Living room 15.75 Ft x 11.67 Ft

Dining room 12.42 Ft x 13.92 Ft

Kitchen 12.83 Ft x 15.92 Ft

2pc Bathroom 6.33 Ft x 3.67 Ft

Foyer 7.33 Ft x 4.25 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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