



## 3028 8 Street Calgary Alberta

\$1,099,900

Incredible Opportunity. Large home on a large plot. Priced to accommodate renovations to build your dream home in a dream neighbourhood - Elbow Park. Beautiful natural light. Spacious home opened up to a loft space upstairs. This could be easily renovated to have three to four full size bedrooms upstairs. Stunning main living space with original hardwood floors and vaulted beam ceilings. Two and a half bathrooms. Main floor study/office/playroom/bedroom. Finished basement. Large kitchen. Wood fireplace in living room. Air conditioning. Double Detached garage. A few minutes walk to one the best public schools in Calgary. Elbow River walkway is five minutes walking distance. The Glencoe Club is a block away. Playground, neighbourhood tennis club, seasonal outdoor skating rink, and off leash dog park are a block away. Three minute drive/ ten minute walk to the restaurants and shops in Mission. Ten minute drive/ half hour walk to Downtown Calgary. New roof in 2022. Ground levelled and new sod installed in the backyard in 2022 for a blank canvas to create your backyard oasis. Beautiful original hardwood floors in the main living space were refinished in 2021. Beautiful cork flooring installed throughout the remainder of the main level in 2023. There is 3rd bathroom behind the wall. It is not accessible. Don't miss the opportunity to create your dream home with the comfort of knowing that the money you invest into the property will continue to grow the value of the home. (id:6769)

Primary Bedroom 27.50 Ft x 13.67 Ft

Bedroom 16.50 Ft x 11.33 Ft

4pc Bathroom 9.17 Ft x 5.67 Ft

4pc Bathroom 9.17 Ft x 5.83 Ft

Living room 29.00 Ft x 23.33 Ft

Kitchen 24.00 Ft x 11.33 Ft

Dining room 12.33 Ft x 8.33 Ft

Foyer 9.50 Ft x 6.50 Ft

2pc Bathroom 6.25 Ft x 5.67 Ft

Bedroom 13.25 Ft x 11.67 Ft

Listing Presented By:



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