



1019 8 Avenue Calgary Alberta

\$685,000

A 40-foot lot in Renfrew plus an illegal suite equals a strategic inner-city move. This classic 1950s bungalow features a functional main floor with gleaming hardwood floors, cornice-molded ceilings, and oversized picture windows that flood the living area and kitchen with natural light. The layout includes two generously sized bedrooms on the main level. The fully developed basement contains a spacious one-bedroom illegal suite with a massive living room, a full second kitchen with abundant cabinetry, and large windows for a bright, open feel. Shared laundry in the basement allows easy access for both units. The property is situated on a 40x100-foot south-facing lot that is fully fenced and professionally landscaped with mature trees. Parking is provided by an oversized single detached garage. This prime location offers exceptional walkability to the Renfrew Community Association, Stanley Jones School, St. Alphonsus School, and Children's Village School. Residents are just steps away from the off-leash areas of Tom Campbell's Hill and views of the downtown fireworks from just around the corner. Located within walking distance of downtown Calgary, this property offers a prime investment opportunity or a multi-generational living configuration in a highly desirable inner-city community. (id:6769)

Laundry room 6.33 Ft x 5.83 Ft
Furnace 13.25 Ft x 9.83 Ft
Living room 25.67 Ft x 11.50 Ft
Bedroom 14.25 Ft x 10.83 Ft
Eat in kitchen 14.42 Ft x 10.83 Ft
4pc Bathroom 15.25 Ft x 5.08 Ft

Primary Bedroom 12.67 Ft x 11.83 Ft
Bedroom 12.83 Ft x 10.08 Ft
Living room 15.92 Ft x 14.58 Ft
Eat in kitchen 14.58 Ft x 14.00 Ft
4pc Bathroom 8.42 Ft x 5.67 Ft

Listing Presented By:



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