



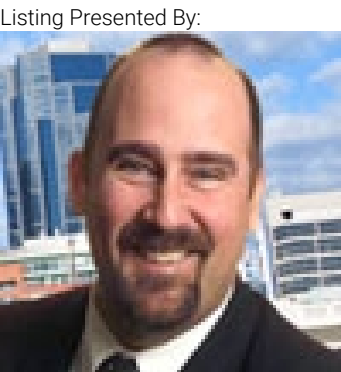
1324 8th Avenue Calgary Alberta

\$779,000

Massive potential for INVESTORS & DEVELOPERS with this fantastic opportunity in INGLEWOOD! 34-ft x 145-ft lot w/ in a PRIME LOCATION with UNOBSTRUCTED GREEN SPACE & RIVER ACCESS directly out the backyard! Perfect for a 2 or 3 storey development this lot also offers a rare opportunity to have ATTACHED garage off the back alley adding even more desirability & overall value to a stunning redevelopment property . Quiet property w/ a cul-de-sac back alley for ultimate peaceful living. And the lifestyle - unbeatable! Everyone will want first dibs at this property for the high walkability and direct access to the Inglewood shopping district. You're half a block down from Inglewood Drive-In and Spolumbo's Fine Foods & Deli, then everything from there is just a short walk away - Canela Vegan Bakery & Cafe, Plant, Rosso, & The Blues Can are to your East w/ the Ironwood Stage & Grill, Lina's Italian Market, & The Potion Room to your West...and that's barely a taste of the entertainment, food, & shopping that are all within a few blocks of this highly desirable location! Hop on a bike and cruise down the Bow River pathway system straight into East Village and into Downtown and beyond, or head the other way for more serene river views and the bird sanctuary. Commuting Downtown for work would take less than 5 minutes by car or less than 10 by bike! Getting around the city and out of town or to the airport is also effortless w/ direct access to the Zoo Bridge that takes you onto Memorial and Deerfoot in mere moments. Don't want to redevelop straight away? Rent out the quaint house on the property for a few years and develop at a later time! You won't have an issue finding renters who would love to call this 3-bed + den house and location home. Vinyl plank flooring runs throughout the main level into the bright and spacious kitchen w/ views into the large backyard. There's a dedi...

Bedroom 15.50 Ft x 9.67 Ft	Living room 12.58 Ft x 11.50 Ft
Den 15.33 Ft x 9.67 Ft	Kitchen 12.17 Ft x 10.83 Ft
Recreational, Games room 11.50 Ft x 10.50 Ft	Dining room 11.50 Ft x 9.00 Ft
Recreational, Games room 20.42 Ft x 9.50 Ft	Primary Bedroom 18.50 Ft x 9.00 Ft
Laundry room 10.25 Ft x 9.67 Ft	Bedroom 9.00 Ft x 9.00 Ft
2pc Bathroom Measurements not available	4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.



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