



## 408 8A Street Calgary Alberta

\$664,900

**\*\*OPEN HOUSE - September 15th, 12-3pm\*\*** This charming property offers a unique opportunity, whether you're looking to settle in, rent it out for a time, or redevelop the land entirely. Situated on a serene, tree-lined street just 3 minutes off Deerfoot, this home combines tranquility with convenience, making it an ideal choice for various lifestyles. Key Features are 1)Recent Upgrades: The roof of both the house and garage has been recently re-shingled, ensuring long-term durability; Skylights have been added to the master bedroom/loft area, flooding the space with natural light; A large dining room window has been upgraded to a triple-pane window, enhancing energy efficiency; The front fence has been replaced, adding to the home's curb appeal; Additional upgrades include the creation of a pantry, refinishing kitchen cabinets and hardware, and fresh paint throughout.2) Location: This property is ideally located just one block away from a vibrant shopping strip, offering easy access to Starbucks, Made by Marcus Ice Cream, Tokyo Market, a pizza place, and a nail salon; Despite its proximity to amenities, the home is nestled on a quiet street that boasts mature trees and a neighborhood full of character. 3) Community: The area is known for its friendly neighbors and a true sense of community, making it a perfect place to live or attract long-term tenants. Whether you're looking for a cozy home, a rental investment, or a redevelopment project, this property has the flexibility and features to meet your needs. Don't miss out on this versatile opportunity in a prime location! (id:6769)

Laundry room 15.50 Ft x 9.25 Ft  
 4pc Bathroom 8.33 Ft x 5.83 Ft  
 Bedroom 8.33 Ft x 13.75 Ft  
 Dining room 11.17 Ft x 9.75 Ft

Kitchen 10.50 Ft x 9.33 Ft  
 Living room 10.50 Ft x 13.75 Ft  
 Office 10.50 Ft x 9.50 Ft  
 Primary Bedroom 11.08 Ft x 24.67 Ft

Listing Presented By:



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