

1003 8 Avenue NE
Calgary, Alberta

MLS # A2215500



\$845,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	None		

*** HOME SWEET HOME perfectly defines this lovingly updated bungalow! Solidly built in 1950, fully air-conditioned, this open concept design was renovated in 2017, adding double pane windows, with custom window blinds, a sparkling white kitchen with quartz counter-tops, and HAFELE hardware, Stainless Steel appliances, "easy-care" luxury Vinyl Plank flooring, and a cozy gas fireplace. There are two spacious, bright bedrooms on the main level, both with California custom closet organizers. The separate back door entry leads to the illegal basement suite, complete with sunny kitchen, full bath, one large bedroom, and a large sitting room. The sunny south-facing yard offers comfortable outdoor living space, an oversized double garage, and an additional off-street parking stall. Note that this property has recently been rezoned by the city to H-GO, and a new build may offer downtown views from an upper level. Whether you are in the market for a new place to call home or a great holding property for future development, it would be challenging to find anything better!