

# \$845,000 - 1003 8 Avenue Ne, Calgary

MLS® #A2215500

**\$845,000**

3 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

HOME SWEET HOME is a perfect definition for 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!

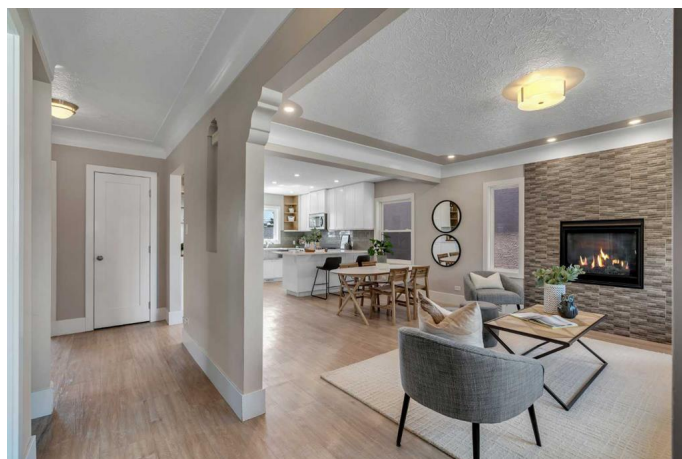
Built in 1950

## Essential Information

MLS® # A2215500

Price \$845,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.10
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1003 8 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0S4

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	H-GO

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.