

# \$419,000 - 314 8 Avenue Ne, Calgary

MLS® #A2266000

**\$419,000**

2 Bedroom, 1.00 Bathroom, 782 sqft  
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow nestled in one of Calgary's most sought-after inner-city communities – Crescent Heights. Perfectly located on a quiet, tree-lined street, this home combines classic charm with modern convenience.

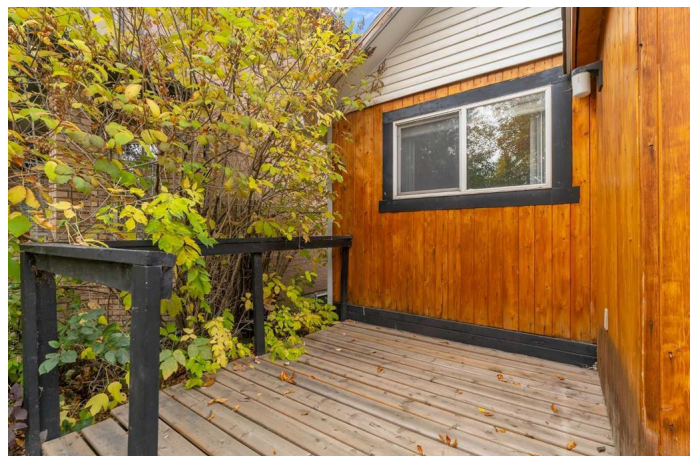
Step inside to find a bright and functional layout featuring a spacious living room with windows that fill the space with natural light, a cozy dining area, and a well-kept kitchen with plenty of cabinetry and counter space. Both bedrooms are generously sized, and the full bathroom.

The lower level offers excellent storage and laundry space. Outside, enjoy a private, fully fenced backyard ideal for relaxing or entertaining, along with a detached garage.

Located just minutes from Downtown Calgary, the Bow River pathways, schools, shops, and restaurants, this home offers the perfect balance of urban living and community charm. Whether you're a first-time buyer, investor, or looking to build your dream home in a premium inner-city location, this property is a rare find in Crescent Heights!

Built in 1910

## Essential Information



MLS® #	A2266000
Price	\$419,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	314 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P9

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Concrete

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 22nd, 2025

Days on Market       2

Zoning                 M-CG d72

### **Listing Details**

Listing Office         Real Broker

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