

809 8 Avenue NE
Calgary, Alberta

MLS # A2256286



\$624,900

Division:	Renfrew		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,123 sq.ft.	Age:	1945 (80 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	Carport, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	Rain barrel, attached shelving in home, garage shelving, patio lights, shed, birdhouses		

Don’t miss this fantastic opportunity to own land in the sought-after, vibrant community of Renfrew. This 40x110 lot has so much potential - whether you are looking to redevelop, renovate, or expand! With its proximity to Stanley Jones School, recreational facilities, green spaces, transit, downtown, shopping, entertainment and multiple major roadways, everything you need is just steps away! The charming and unique home is an amazing opportunity for investors and homeowners alike. The combination of hardwood flooring, spiral staircases, modern updates, and distinct floorplan truly make this home one of a kind. This property is awaiting your creative eye and eclectic appreciation. The beautifully maintained yard provides a sense of serenity and peace perfect for relaxing and escaping the hustle and bustle of everyday life. The property is complete with an outdoor shed, single garage, carport and parking pad. Don’t wait and call your favorite realtor today!