

\$449,000 - 314 8 Avenue Ne, Calgary

MLS® #A2263156

\$449,000

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.

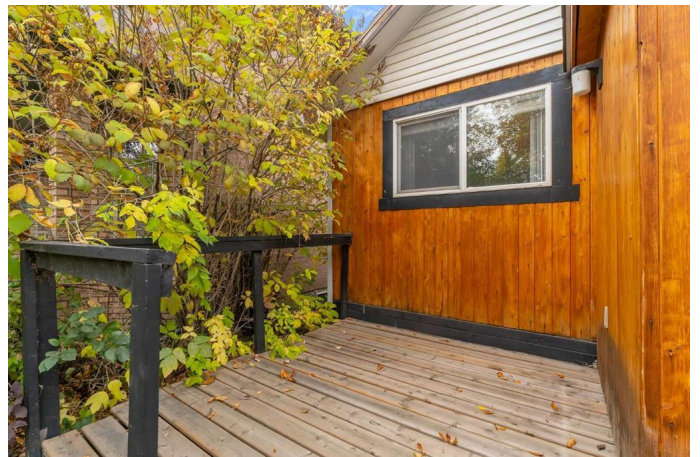
Step inside to find a bright and functional layout featuring a spacious living room with windows that fill the space with natural light, a cozy dining area, and a well-kept kitchen with plenty of cabinetry and counter space. Both bedrooms are generously sized, and the full bathroom for everyday comfort.

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® #	A2263156
Price	\$449,000
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 8th, 2025
Days on Market 6
Zoning M-CG d72

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.