

# \$609,000 - 234 8 Avenue Ne, Calgary

MLS® #A2233778

## \$609,000

3 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.09 Acres

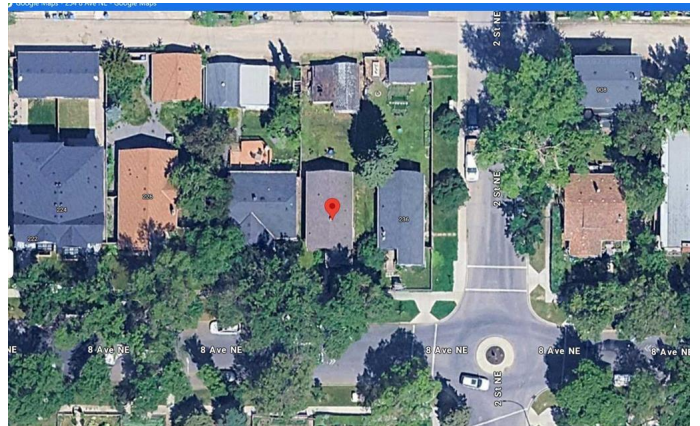
Crescent Heights, Calgary, Alberta

Attention Developers: The perfect house can only exist with a great location. This is a great 33 x 120 R-CG development site with all the attributes a developer is looking for. This level lot has no power poles impeding development on the back lane. Excellent proximity to all the amenities that Crescent Heights has to offer. The home is surrounded by older homes with varying levels of condition, along with new infill properties on the street. There are traffic circles and speed bumps reducing the traffic flow and/or speed on the amazing mature tree lined street. The home is being sold in 'as-is' condition, land value. The existing home does have an opportunity for renovation for the right buyer. The garage and shop are not safe for use currently. The basement has lower ceiling height at 7 feet, with a raised floor on the existing lower development.

Built in 1928

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233778  |
| Price          | \$609,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 800       |
| Acres          | 0.09      |
| Year Built     | 1928      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 234 8 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0P7          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Single Garage Detached, On Street |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Range, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Living Room, None, See Remarks                                   |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                                   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Rectangular Lot, See Remarks, Street Lighting, Treed, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Vinyl Siding                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                        |

### Additional Information

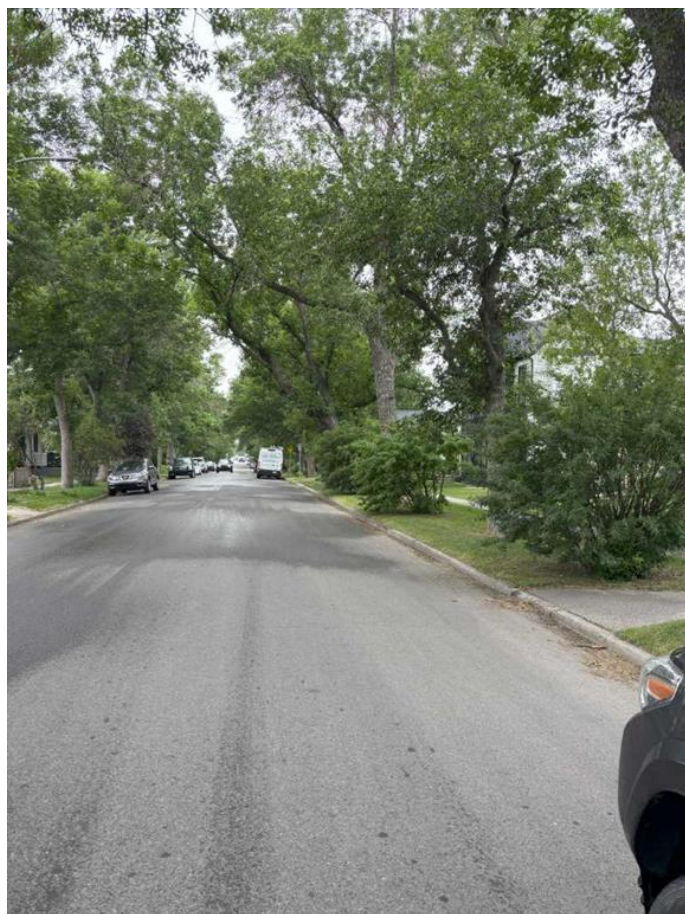
Date Listed June 23rd, 2025

Days on Market 9

Zoning R-CG

### **Listing Details**

Listing Office Royal LePage Benchmark



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.