

# \$759,000 - 316 8 Avenue Ne, Calgary

MLS® #A2255381

**\$759,000**

2 Bedroom, 4.00 Bathroom, 1,487 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Open House Friday 12th September 5-7 Pm,  
Saturday 13th September 12-3 PM, Sunday  
14th 12-3 PM.

Welcome to this beautifully updated home in the highly sought-after community of Crescent Heights! Featuring 2 bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout, this property is perfect for anyone seeking comfort, convenience, and style in one of Calgary's most desirable inner-city neighbourhoods.

Step inside to a bright, inviting layout with fresh paint and brand-new carpet (2024), creating a modern and welcoming feel. The spacious living area flows seamlessly into the dining space and kitchen, making it ideal for both everyday living and entertaining.

Upstairs, you'll find two generous bedrooms, each with its own ensuite bathroom—providing both privacy and functionality. The fully finished lower level includes an additional full bathroom and versatile living space, perfect for a family room, home office, or guest suite.

Located in Crescent Heights, you're just minutes from downtown, trendy restaurants, cafes, schools, parks, and the Bow River pathways. Whether commuting, dining out, or enjoying the outdoors, this location truly has it all.



This move-in ready home in a prime inner-city location won't last long—book your private showing today!

Built in 1994

### Essential Information

MLS® #	A2255381
Price	\$759,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,487
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	316 8 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Range
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2025
Zoning	M-CG d72

## Listing Details

Listing Office	Real Broker
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