

# \$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.

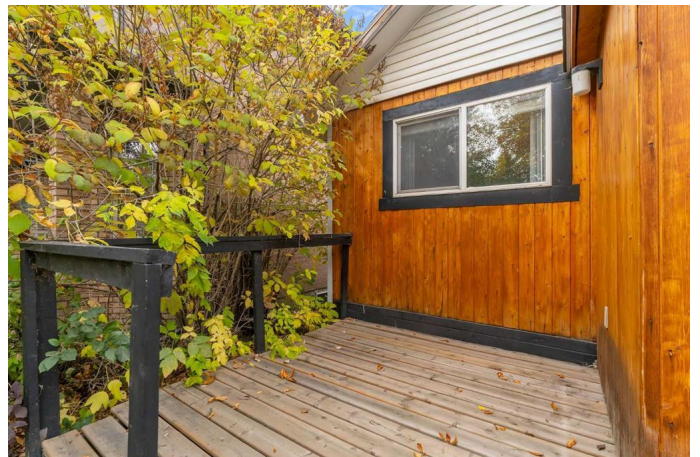
Step inside to find a bright and functional layout featuring a spacious living room with windows that fill the space with natural light, a cozy dining area, and a well-kept kitchen with plenty of cabinetry and counter space. Both bedrooms are generously sized, and the full bathroom.

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                15  
Zoning                              M-CG d72

**Listing Details**

Listing Office                    Real Broker

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