

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

MLS® #A2233778

## \$609,000

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

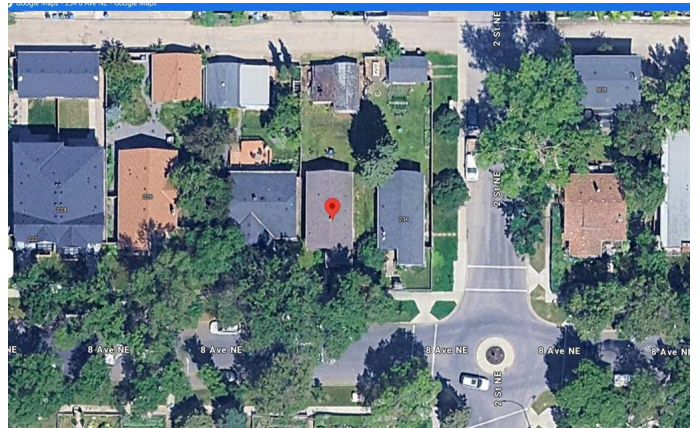
Crescent Heights, Calgary, Alberta

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 11

Zoning R-CG

### **Listing Details**

Listing Office Royal LePage Benchmark



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