

# \$624,900 - 809 8 Avenue Ne, Calgary

MLS® #A2256286

**\$624,900**

1 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

Don't miss this fantastic opportunity to own land in the sought-after, vibrant community of Renfrew. This 40x110 lot has so much potential - whether you are looking to redevelop, renovate, or expand! With its proximity to Stanley Jones School, recreational facilities, green spaces, transit, downtown, shopping, entertainment and multiple major roadways, everything you need is just steps away! The charming and unique home is an amazing opportunity for investors and homeowners alike. The combination of hardwood flooring, spiral staircases, modern updates, and distinct floorplan truly make this home one of a kind. This property is awaiting your creative eye and eclectic appreciation. The beautifully maintained yard provides a sense of serenity and peace perfect for relaxing and escaping the hustle and bustle of everyday life. The property is complete with an outdoor shed, single garage, carport and parking pad. Don't wait and call your favorite realtor today!

Built in 1945

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2256286  |
| Price      | \$624,900 |
| Bedrooms   | 1         |
| Bathrooms  | 3.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,123         |
| Acres          | 0.10          |
| Year Built     | 1945          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 809 8 Avenue Ne |
| Subdivision | Renfrew         |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2E0R9          |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 3                                                        |
| Parking        | Off Street, Parking Pad, Single Garage Detached, Carport |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)            |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings, Gas Dryer |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard, Rain Barrel/Cistern(s)                                                             |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Rectangular Lot |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 25                   |
| Zoning         | H-GO                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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