

**2128 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2202271**



**\$665,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Membrane
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, See Remarks, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Charming Bungalow in Prime Location &ndash; 2128 8th Ave NE. Welcome to this beautifully maintained 1,117 sq. ft. bungalow, situated on a spacious 6,000 sq. ft. lot in a fantastic location! Owned by the same family since 1967, this home has been lovingly cared for and is in amazing condition. Featuring 3 bedrooms and 2 bathrooms, this home offers a warm and inviting atmosphere, perfect for families or investors. The separate entrance to the basement provides unlimited opportunities , while the double detached garage adds convenience and storage space. Located within walking distance to schools and close to all amenities, this property is just minutes from downtown, making it an ideal spot for commuters. Don&rsquo;t miss this rare opportunity to own a well-kept home in a sought-after neighborhood! Pictures were taken prior to tenant moving in.