

**2213 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2254097**



**\$585,000**

|                  |                                               |               |                    |
|------------------|-----------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Inglewood                                     |               |                    |
| <b>Type:</b>     | Residential/House                             |               |                    |
| <b>Style:</b>    | Bungalow                                      |               |                    |
| <b>Size:</b>     | 802 sq.ft.                                    | <b>Age:</b>   | 1912 (113 yrs old) |
| <b>Beds:</b>     | 2                                             | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached           |               |                    |
| <b>Lot Size:</b> | 0.07 Acre                                     |               |                    |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Rectangular Lot, Views |               |                    |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Unfinished             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                     |                   |      |

**Inclusions:** N/A

**LOCATION! LOCATION! LOCATION!** Seize this amazing opportunity to build the home of your dreams with unimpeded river views and southwest facing back yard. Amazing access to the shops, restaurants and services of Inglewood and convenient transportation access to downtown and Deerfoot and Blackfoot Trails. Located just steps away from the Inglewood Bird Sanctuary with the Bow River path system literally right out your front door. Perfect for a family and walking distance to Colonel Walker Elementary school and the Inglewood Community Association. This is a great holding property with a current tenant.