

522 8 Avenue NE
Calgary, Alberta

MLS # A2338804



\$684,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	814 sq.ft.	Age:	1919 (107 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Rectangular Lot, St		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Garage Shelves, TV Wall Bracket

Welcome to this picture-perfect, fully updated bungalow in the heart of sought-after Renfrew! From the moment you arrive, you'll appreciate the charming curb appeal, thoughtful renovations, and bright, open layout designed for comfortable everyday living and effortless entertaining. Step inside to a warm and inviting main floor filled with natural light and beautiful wood flooring. The open-concept living and dining area offers excellent flow and clear sightlines throughout. The stunning kitchen is the heart of the home, featuring white countertops, stainless steel appliances, a stainless sink, mosaic tile backsplash, and an abundance of cabinetry and counter space. The spacious primary bedroom easily accommodates a king-sized bed and offers large windows and generous closet space. A second bedroom and beautifully updated four-piece bathroom complete the main level. The lower level adds even more living space with a large recreation area, dedicated gym space, entertainment room, three-piece bathroom, and laundry area. With a bright, functional layout and durable flooring, it's an ideal space for movie nights, fitness, guests, or family hangouts. Step outside to your private, low-maintenance backyard, complete with a newer deck and plenty of room to enjoy summer evenings with friends and family. A gas line is ready for your BBQ or patio heater, making outdoor entertaining a breeze. The oversized 20' x 24' double detached garage is a standout feature, offering plenty of room for vehicles, storage, hobbies, or a workshop. The list of upgrades is extensive, including newer shingles, Hardie siding, 100-amp electrical service, newer windows, hot water tank, tankless/on-demand hot water, gas line for BBQ/patio heater, updated bathrooms, newer deck, double detached garage, and more. And the location? Exceptional. Enjoy being within walking

distance of shops, restaurants, grocery stores, parks, schools, tennis courts, transit, and the amenities of Renfrew and nearby Bridgeland. With easy access to downtown and countless recreation options, this is a home that combines style, comfort, and convenience. Bright. Updated. Charming. Move-in ready. This is the Renfrew bungalow you've been waiting for. Welcome home!