

# \$765,000 - 424 8 Avenue Ne, Calgary

MLS® #A2249892

## \$765,000

5 Bedroom, 2.00 Bathroom, 1,084 sqft  
Residential on 0.10 Acres

Renfrew, Calgary, Alberta

Welcome to 424 8 Ave NE, a rare alley-corner lot (4,500 sq. ft.) in the heart of Renfrew! This prime inner-city location, just steps from Edmonton Trail, Crescent Heights, and minutes to downtown, offers incredible potential for both redevelopment and investment. The property has been well-maintained and successfully operated as a short-term rental, showcasing its strong revenue-generating ability. Whether you're looking to hold as an income property, build your dream home, or explore redevelopment opportunities in one of Calgary's most desirable communities, this property offers the perfect balance of location, potential, and value. Don't miss this opportunity to secure a highly versatile lot in a thriving inner-city neighborhood.

Built in 1941

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249892    |
| Price          | \$765,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,084       |
| Acres          | 0.10        |
| Year Built     | 1941        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 424 8 Avenue Ne |
| Subdivision | Renfrew         |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2E 0R2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | See Remarks                                              |
| Appliances        | Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Exterior Entry, Finished, Full                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Corner Lot         |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 24                |
| Zoning         | M-CG d72          |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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