

# \$749,900 - 515 8 Street Ne, Calgary

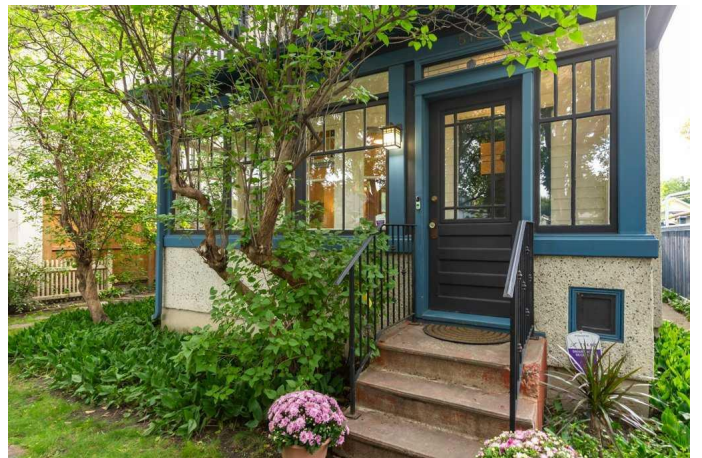
MLS® #A2249004

## \$749,900

3 Bedroom, 2.00 Bathroom, 1,374 sqft  
Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this stunning character home on one of Bridgeland's most iconic tree-lined streets! Set on a 40x110 ft lot with a west-facing backyard and double detached garage, this property is the perfect blend of timeless charm with modern updates. Step inside and you'll immediately appreciate the pride of ownership, thoughtful upgrades, and inviting spaces throughout. The main floor offers a bright living room overlooking your east-facing front porch – the perfect spot to enjoy morning coffee. The spacious dining room and front sitting area are perfect for hosting those family get-togethers. The kitchen is a highlight, featuring crisp white cabinetry, granite counters, a gas stove, and stainless steel appliances – a dream for the at-home chef. Just off the kitchen, a vaulted sunroom opens to your private west-facing backyard oasis, ideal for gardening, evenings by the fire, or simply soaking in downtown views at sunset. Upstairs, you'll find three generously sized bedrooms and a fully updated 4-piece bathroom. From the third bedroom, step out onto the upper deck, where you can enjoy the beautiful tree-lined streetscape and take in the peaceful surroundings. This level combines comfort and functionality, making it a true retreat for the whole family. Head downstairs to the basement, the fully finished basement adds even more flexibility, ready to suit your lifestyle needs. This home is truly a rare find – filled with character, updated in all the right places,



and ideally located just steps from schools, restaurants, coffee shops, the Bow River pathways public transit, and only minutes from downtown Calgary. A perfect blend of charm, comfort, and location – all on one of Bridgeland’s most desirable streets. Welcome Home!

Built in 1913

### Essential Information

MLS® #	A2249004
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.10
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	515 8 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4H1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Granite Counters,
-------------------	--

	High Ceilings, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Block, Poured Concrete, Combination

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.