

# \$585,000 - 2213 8 Avenue Se, Calgary

MLS® #A2254097

**\$585,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

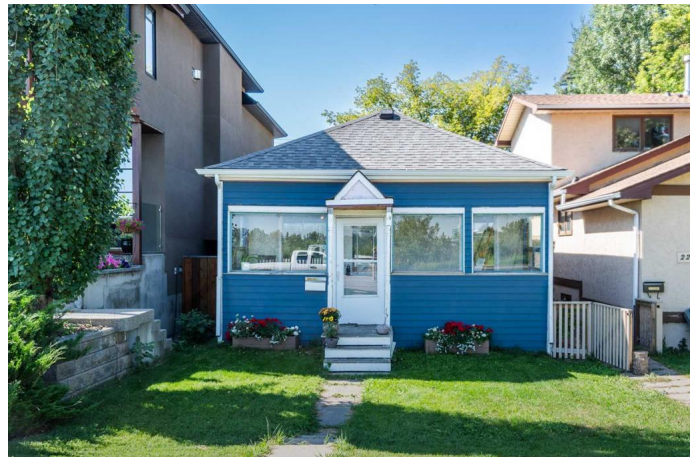
LOCATION! LOCATION! LOCATION! Seize this amazing opportunity to build the home of your dreams with unimpeded river views and southwest facing back yard. Amazing access to the shops, restaurants and services of Inglewood and convenient transportation access to downtown and Deerfoot and Blackfoot Trails. 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.

Built in 1912

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254097    |
| Price          | \$585,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 802         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 2213 8 Avenue Se |
| Subdivision | Inglewood        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 0P2          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 1                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | See Remarks                            |
| Appliances        | Dryer, Gas Range, Refrigerator, Washer |
| Heating           | Forced Air                             |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Unfinished, Partial                    |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-CG                |

### Listing Details

|                |        |
|----------------|--------|
| Listing Office | Realay |
|----------------|--------|

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