

**232 8 Street NE**  
**Calgary, Alberta**

**MLS # A2201765**



**\$679,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1917 (108 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Located in the heart of Bridgeland on one of its exemplary streets this home is rich in period highlights and ready for your inspiration. UPGRADES include electrical panel and WIRING, ATTIC INSULATION, KITCHEN and BATHROOM ventilation, instant hot water, newer furnace and outdoor HOT WATER TAP. An early 20th century gem is an ideal starter home full of period details. You are greeted with authentic curb appeal highlighted by a wonderful roof line and covered front porch. As you enter your sun room you will immediately consider the functionality of the space as well as a perfect hang out for your dog to say hello to both friends and strangers. The next positive impression will come with the nine foot five ceilings creating a sense of space rare for the age of the home all wrapped up with period casings and mouldings. The dining room runs adjacent to a warm family room featuring a bay window and bespoke fireplace decor and mantle. The kitchen is highlighted with ample and very cool storage and is generous for culinary creations along with a breakfast nook for early morning gatherings and just enough time to finish some homework. The main floor is complete with two generous bedrooms and a full bathroom. The partially finished basement is capped with an impressive and incredibly unique 7 foot 7 ceiling height. Lots of headroom making it ideal for your inspiration and completion! Currently with two rooms and a three piece bathroom. Lastly, enjoy the convenience of a mudroom in the back, ideal for some seasonal storage and your umbrellas. Enjoy all of this on a generous lot featuring 10.5 meters of frontage with sunny front and back yards.