

120 8 Avenue NW  
Calgary, Alberta

MLS # A2240146



## \$600,000

|                  |  |               |                    |
|------------------|--|---------------|--------------------|
| <b>Division:</b> | Crescent Heights   |               |                    |
| <b>Type:</b>     | Residential/House  |               |                    |
| <b>Style:</b>    | Bungalow   |               |                    |
| <b>Size:</b>     | 927 sq.ft.   | <b>Age:</b>   | 1922 (103 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1 full / 1 half    |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached  |               |                    |
| <b>Lot Size:</b> | 0.09 Acre  |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping |               |                    |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Softwood, Tile        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Unfinished             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | RC-2 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** NO

A gem in WEST Crescent Heights, loaded with character, charm and an amazing location, steps from the ridge, overlooking the city&hellip; This bungalow has an open living and dining room with wall to wall hardwoods w/ 2 bedrooms up + 2 bathrooms. 33x120 ft lot in the middle of the block suitable to build your dream home. surrounded by private hedges&hellip;. Wonderful front mudroom and deck, garden setting, back patio and single garage. high eff furnace, updated panel and well taken care of inside and out.