230 8A Street NE

Calgary | Active | MLS® A2268621

$690,000









Bedrooms	Bathrooms	Year Built	Living area
3	2	1944	802.17 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Discover this 802 SF bungalow on a 44ft x 110ft rectangular inner city lot in Bridgeland, one of Calgary’s most sought-after neighborhoods! Inside, you'll find a cozy living room that flows into a modern kitchen, ideal for everyday living and entertaining. The main floor also features two comfortable bedrooms and a 3 piece bathroom. Head downstairs to the basement with a flex/bedroom perfect for guests, home office or studio, plus a living area for recreation. Outside, enjoy a huge backyard with room for gardening, outdoor activities or dining, and a single detached garage for secure parking or additional storage space. Everything you need is just steps away! Enjoy easy access to trendy cafes, restaurants, grocery stores, the scenic Murdoch Park, and St. Patrick's Island Park -all within walking distance. Riverside School is just a short drive away, and with bus stops and the LRT station nearby, getting around the city is a breeze. Major roadways like Memorial Drive, Edmonton Trail, and Deerfoot Trail are only minutes away, offering quick access to the entire city. Also, downtown is just a five minute drive away! Don't miss the chance to make this cozy home yours - perfect for those seeking both comfort and convenience! If you are an investor or a builder who's looking for a rental investment or a redevelopment project, this property provides incredible opportunities to meet your needs in a prime location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2268621
Bedrooms	3
Bathrooms	2
Year Built	1944
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	802.17 sq. ft.

Main Level Finished Area:	802.17 sq. ft.
Below Grade Finished Area:	777.67 sq. ft.
Acreage:	No
Lot Area:	4,908 sq. ft.
Lot Frontage:	44'7½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	8
Year built:	1944 (Age: 82)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4647V
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Faces Rear, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Electric Stove & Fridge in the basement, and Storage Shed in the backyard
Restrictions:	None Known
Main Floor	Living Room · 11'6" × 9'10" ·
Main Floor	Kitchen · 13'4" × 11'6" ·
Main Floor	Eat in Kitchen · 8'8" × 4'4" ·
Main Floor	Foyer · 7'2" × 5'8" ·
Main Floor	Bedroom - Primary · 11'5" × 9'11" ·
Main Floor	Bedroom · 11'5" × 8'7" ·
Main Floor	Other · 10'9" × 10' ·
Main Floor	Other · 7'8" × 4'2" ·
Basement	Family Room · 10'6" × 7'8" ·
Basement	Kitchen · 8' × 7'1" ·
Basement	Dining Room · 8' × 8' ·
Basement	Bedroom · 10'9" × 10'1" ·
Basement	Laundry · 11' × 10'5" ·

Basement	Furnace/Utility Room · 8'5" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 03, 2025

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/230-8a-street-ne-calgary-a2268621/

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