

224 8A Street NE
Calgary, Alberta

MLS # A2215414



\$959,900

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|------------------|------------------------|---------------|--------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,121 sq.ft. | Age: | 1914 (111 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, No Animal Home, Quartz Counters, Vinyl Windows | | |

Inclusions: n/a

Luxury Meets Lifestyle in the Heart of Bridgeland — Welcome to 224 8A Street NE. Nestled on a picturesque, tree-lined street in one of Calgary's most sought-after neighborhoods, this masterfully renovated bungalow offers the perfect blend of modern luxury and timeless charm. Every inch of 224 8A Street NE has been thoughtfully upgraded to deliver an unparalleled living experience, where comfort, style, and convenience converge. Step inside and be immediately captivated by soaring 11-foot ceilings, an airy open-concept design, and sleek luxury vinyl plank flooring that flows throughout the main level. The chef-inspired kitchen is a true showstopper, featuring sophisticated two-tone cabinetry extending to the ceiling, brand-new stainless steel appliances, a functional island with built-in microwave, and a striking double-stacked quartz waterfall island — blending form and function effortlessly. The primary suite is a private sanctuary, offering custom built-ins and a spa-caliber ensuite with a bespoke full-height tiled shower. Two additional spacious bedrooms, each with built-in storage, share an elegantly appointed four-piece bathroom. The fully developed basement adds incredible value, offering a legal three-bedroom suite complete with a full bathroom, laundry, and a versatile den — ideal for multi-generational living, income potential, or an upscale Airbnb venture. Outside, the home showcases stunning curb appeal with all-new stucco, roof, eavestroughs, and freshly laid sod. A brand-new, fully insulated triple garage (drywalled with two overhead doors) completes this exceptional property. Perfectly positioned within walking distance to the Bow River pathways, St. Patrick's Island, the Calgary Zoo, Bridgeland Market, and some of Calgary's best restaurants and caf  s, this home is an invitation to live

your best urban life. Opportunities like this are rare — schedule your private tour today and discover Bridgeland luxury at its finest. Interested in the investment potential? Ask about the forecasted Airbnb rent roll for this spectacular property.