

# \$619,990 - 2123 8 Avenue Ne, Calgary

MLS® #A2239224

**\$619,990**

4 Bedroom, 2.00 Bathroom, 1,199 sqft  
Residential on 0.12 Acres

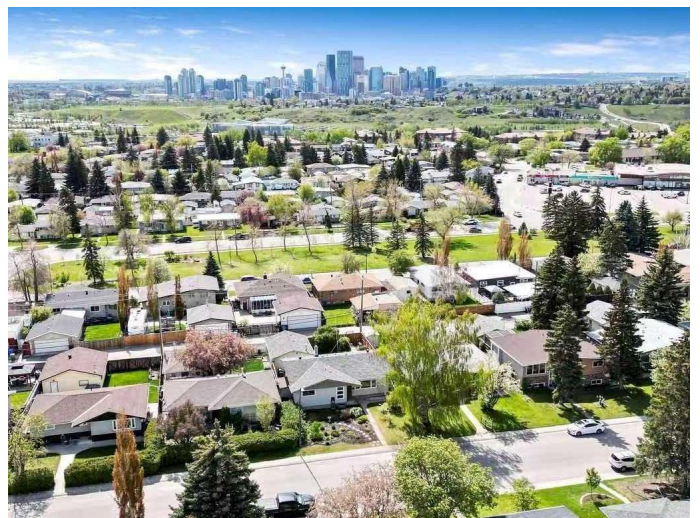
Mayland Heights, Calgary, Alberta

Experience this renovated 4-bedroom air-conditioned bungalow, ideally situated mere minutes from downtown.

Step inside to discover a bright and welcoming main level featuring original hardwood floors, a spacious living room, and a formal dining area—perfect for entertaining or family gatherings. The stylishly renovated kitchen and bathroom offer contemporary finishes and a luxurious soaker tub, providing both comfort and elegance. Three generously sized bedrooms complete the main floor, delivering ample space for family or guests.

The fully finished basement offers excellent versatility and features a illegal one-bedroom suite with a separate entrance—ideal for extended family, guests. The suite includes a bedroom with a walk-in closet, a sleek 4-piece bathroom, a large family room, plus a kitchenette and dining area for added convenience. The basement kitchen also features a high-power outlet ready for a stove installation, providing flexibility for future upgrades. You™ll also find a finished laundry area, cold room, and abundant storage.

Recent updates ensure peace of mind, including a new furnace (2022), new hot water tank (2023), and a new washer (2024). Outside, enjoy poured sidewalks, two patios perfect for summer gatherings, a fully fenced



yard, and 5 parking spot. An oversized 24' x 24' detached double garage that is insulated, heated, equipped with a vent fan, and offers high-voltage power—ideal for workshops, hobbies, or electric vehicle charging. In addition, the single attached front garage offers extra secure parking or convenient storage, with driveway space to accommodate multiple vehicles.

Located just steps from elementary and junior high schools and offering quick access downtown via 8th Avenue, this home is perfect for families or professionals seeking inner-city living with suburban tranquility.

Don't miss your chance to own this rare gem—book your showing today!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239224    |
| Price          | \$619,990   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,199       |
| Acres          | 0.12        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2123 8 Avenue Ne |
| Subdivision | Mayland Heights  |
| City        | Calgary          |
| County      | Calgary          |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2E0T7  |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 5                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Cooktop, Garburator |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Wood Burning                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                 |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot |
| Roof              | Tar/Gravel                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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