

\$769,900 - 430 8 Street Ne, Calgary

MLS® #A2262246

\$769,900

4 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

First time on the market, this original owner home built in 1967 with a basement suite sits in one of Calgary's most desirable communities. This classic Bridgeland bungalow rests on a beautiful tree-lined street on a 44.5 x 110 ft lot and exudes mid-century charm throughout its well cared for spaces. The main floor offers a spacious living room with a large west-facing window allowing for an abundance of natural light, while the central kitchen overlooks a gardener's dream backyard and features original cabinetry with room for a small dining table. A traditional dining area adjacent to the living room provides additional entertaining space. Three bedrooms with hardwood flooring are tucked along the north side of the home and share a 3pc bathroom. The kitchen also provides access to the back door and the basement. Downstairs, the lower level includes a kitchen suite, large recreation area, bedroom, den, and 4pc bathroom, with laundry and mechanical in a convenient central location. The backyard has been lovingly maintained for decades, filled with vegetables, fruit, and rose gardens, and a single detached garage provides off-street parking for one vehicle. Bridgeland is renowned for its vibrant village atmosphere, filled with boutique shops, caf s, and some of Calgary's best local restaurants including Shiki Menya, UNA Pizza, Blue Star Diner & more. The community offers quick access to downtown, the Calgary Zoo, St. Patrick's Island and extensive river



pathways, along with excellent schools, playgrounds and convenient transit connections, making it one of the most walkable and charming inner-city neighbourhoods in Calgary. Check out the 3D Virtual Tour and book your Showing today!

Built in 1967

Essential Information

MLS® #	A2262246
Price	\$769,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.11
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	430 8 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4G9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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