

844 Bridge Crescent NE
Calgary, Alberta

MLS # A2271512



\$1,100,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks		

Inclusions: N/A

Nestled on a beautiful hillside in desirable Bridgeland—surrounded by boutique shops, popular restaurants, and plentiful recreational amenities—this walk-out bungalow offers exceptional potential in one of Calgary’s most sought-after inner-city communities. With sweeping views of downtown and the Rocky Mountains, this property presents a standout investment opportunity: live up, rent down, or hold for future redevelopment as the neighborhood continues to transform. The main floor features over 1,200 sq. ft. of bright, comfortable living space, complete with hardwood floors, two bedrooms, and a primary suite with its own 4-piece ensuite. A second 4-piece bathroom adds convenience. The kitchen is well-equipped with granite countertops, ceramic tile flooring, and a breakfast bar. A separate entry leads to the spacious walk-out basement, offering over 1,100 sq. ft. of additional living space. Here you'll find two bedrooms, a large rumpus room, a full second kitchen, living room, and a 4-piece bathroom—an excellent setup for an illegal suite. While not in perfect condition, this home has great bones and incredible upside. All of this, just minutes to the city center.