



GRASSROOTS
REALTY GROUP

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820 9A Street NE
Calgary, Alberta

MLS # A2254030



\$890,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

INVESTOR ALERT! Welcome to 820 - 9A Street NE! This property is move in ready and zoned RC-2 with almost 48' of frontage and over 1800 sq ft of living space! There is a spacious living room and upgraded kitchen with island, Stainless Steel Appliances including a gas stove, pot lights and track lighting! There are two bedrooms and a full bath on the main! The lower level is fully developed with two additional bedrooms, a four piece bath (dual sinks) and laundry! The yard is fully landscaped with mature trees and shrubs along with a large deck, making a very private backyard oasis! There is a double detached heated garage, with back alley access! This is a great investment property, move in ready, don't miss the opportunity!