



GRASSROOTS

REALTY GROUP

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2713 9 Avenue SE
Calgary, Alberta

MLS # A2298624

\$574,900



Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Sloped Down, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features		

Inclusions: hoodfan, window coverings

Character Home on a Double Walk-out lot, providing Charm, Redevelopment Potential, and City Views! This character-rich gem sits proudly on a huge lot, featuring R-CG zoning, which opens the door to redevelopment, multi-unit potential, or simply enjoying the oversized yard as your own personal oasis. Inside you'll find a layout that blends vintage warmth with everyday functionality. Three bedrooms on the main, high ceilings, curved walls, built in cabinets, and gorgeous woodwork throughout. They don't build them like this anymore! The finished basement adds a cozy family room- perfect for movie nights, play space, or a quiet retreat. Located close to transit, shopping, and schools, easy access to downtown and main roads such as Barlow and Deerfoot Trails. This is more than a home. It's a chance to own a piece of the neighborhood's past while investing in it's future. Call your favorite Realtor and book your viewing today!