



2533 9 Avenue SE
Calgary, Alberta

MLS # A2310141



\$585,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Rarely does a property offer this much versatility, boasting nearly 2,000 sq. ft. of developed living space on a large 50' x 120' R-CG lot just minutes from downtown. This detached bungalow features a bright, open floor plan highlighted by a sun-drenched upper level with a cozy fireplace and a large kitchen that opens onto a south-facing deck with incredible city and mountain views. Completing the main floor are three spacious bedrooms and a beautifully renovated bathroom featuring a deep soaker tub. The legal suite (registered with the city) is accessible via its own private entrance and showcases a modern, open-concept layout with a stylish kitchen, quartz countertops, stainless steel appliances, and premium vinyl plank flooring. This lower level includes two bedrooms, one of which is exceptionally oversized—perfect for a bedroom/office combo. Outside, the property is a vehicle-owner's dream with an oversized double garage, two additional stalls, and a large apron that together accommodate up to five vehicles. With notable upgrades including windows, stucco, and drywall work, this home is perfectly positioned a short 5-minute walk to Franklin Max Bell LRT stations and downtown, five local schools, and several nearby parks.