



3620 9 Street SW
Calgary, Alberta

MLS # A2323229



\$1,795,000

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|------------------|--|---------------|-------------------|
| Division: | Elbow Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,310 sq.ft. | Age: | 1951 (75 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Open Lot, Private | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Set on a coveted 50' x 120' lot on one of Elbow Park's most desirable streets, this charming 4-bedroom, 4-bathroom bungalow offers timeless character and exceptional space in one of Calgary's most established inner-city communities. Step inside to a layout that balances classic bungalow charm with everyday function, offering generous principal rooms and comfortable, well-proportioned bedrooms throughout. With 4 bedrooms and 4 bathrooms, this home is ideally suited to empty nesters looking to downsize without compromise, or a small family seeking a manageable, character-filled home in one of Calgary's most established communities. Outside, the backyard is made for Calgary summers — an amazing composite deck creates the perfect space for entertaining, morning coffee, or simply relaxing on a beautifully sized lot with room to spare. A standout feature for any homeowner: the garage comes complete with custom-built cabinets, offering exceptional organization and storage for tools, sporting equipment, and seasonal gear. Tucked into the heart of Elbow Park, this address puts you minutes from the Elbow River pathways, Glencoe Club, top-ranked schools, and the boutiques, cafes, and restaurants of 4th Street SW — all while being just a short drive to downtown Calgary. Opportunities on this street don't come up often. Whether you renovate, build new, or move in and enjoy it as-is, this is your chance to plant roots in one of the city's most prestigious communities.