



**GRASSROOTS**  
REALTY GROUP

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2713 9 Avenue SE  
Calgary, Alberta

MLS # A2324121



**\$550,000**

|           |                                                                            |        |                    |
|-----------|----------------------------------------------------------------------------|--------|--------------------|
| 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: n/a

Comfortable 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!