



**1122 9 Street NW  
Calgary, Alberta**

**MLS # A2326988**



**\$1,550,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Pie Shaped		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, Freezer, Microwave, washer, dryer, window coverings

Welcome to this exceptional opportunity in the highly coveted community of Rosedale. Situated on an expansive 6,275 sq. ft. lot and backing directly onto Rosedale Park and tennis courts, this charming 1951 bungalow offers an unbeatable combination of location, lifestyle, and future potential. With 1,367 sq. ft. of developed living space, 5 bedrooms, and 2 bathrooms, this home is ideal for families, investors, or those looking to build their dream home in one of Calgary's most prestigious inner-city neighbourhoods. Inside, you'll find a functional layout with spacious living areas and plenty of room for a growing family, home office, or guests. Move in and enjoy the home's character, renovate to suit your style, or explore the incredible redevelopment potential this prime lot offers (subject to City approval). Step outside to enjoy direct access to beautiful green space, playgrounds, and tennis courts right from your backyard. Located just minutes from downtown, this home is within walking distance of Crescent Road's scenic pathways, top-rated schools and preschool programs, SAIT, transit, and a wide variety of amenities. Rarely do opportunities like this become available in Rosedale. Whether you're searching for your forever home, an investment property, or the perfect redevelopment site, this is a property you won't want to miss.