

# \$574,900 - 2824 9 Avenue Se, Calgary

MLS® #A2208960

**\$574,900**

3 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Looking for a perfect family home in Albert Park? Look no further! This charming bungalow has never come to market before, and now is your opportunity! Enter to the bright and sunny living room featuring hardwood floors and a wall unit complete with lighting. The functional kitchen looks out over the large private fully fenced backyard, perfect for keeping an eye on the kids, while prepping meals. The 3 ample bedrooms all boast hardwood floors, and the 4 piece main bath has been updated and comes with plenty of storage. Lower level is fully finished with gleaming hardwood throughout, and features a stunning gas fireplace for cozy family evenings. The open concept allows for plenty of room for not only office, but gym and play space. Out back, the over size garage conveniently back onto alleyway, and has loads of room for not only 2 vehicles but storage and tools. This large lot backs onto a church parking area, providing privacy and quiet. Located close to LRT, schools, transportation, parks and shopping, and only a 5 minute drive to Inglewood, this location in Albert Park is absolutely prime. Great home, great location!

Built in 1959

## Essential Information

MLS® # A2208960

Price \$574,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 942         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2824 9 Avenue Se             |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0B9                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Blower Fan, Gas, Recreation Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, No Neighbours Behind, Private, |

|              |                 |
|--------------|-----------------|
|              | Rectangular Lot |
| Roof         | Asphalt Shingle |
| Construction | Aluminum Siding |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 46              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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