

# \$899,000 - 138 9 Avenue Ne, Calgary

MLS® #A2214356

**\$899,000**

2 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

Open House Saturday May 3 from 12-2pm!!  
Are you ready to fall in love? This charming character home is nestled on a spacious corner lot, and you'll be enchanted from the moment you walk through the front gate. There are so many timeless details that have been preserved in this 1929 bungalow. A sunny, private office, flooded with natural light, gives you flexibility to work from home. Custom window coverings, a wall of shelving, and unique lighting make this room extra special. The inviting living room, anchored by a fireplace, is a great place to host family and friends, or curl up with a book. The dining area seamlessly flows into the kitchen, making it perfect for everyday living and entertaining. Speaking of the kitchen: Freshly renovated with butcher block countertops, checkerboard tile, exposed brick, and clever storage - this is not the cookie-cutter kitchen that you've seen a million times. Every detail is intentional and unforgettable.

Moving to the bedrooms, you'll love the built-in storage in the primary bedroom, as well as the wainscoting and light streaming in the windows. The second upstairs bedroom also has beautiful wainscoting, accented by corner windows. The bathroom is picture-perfect, with a dramatic clawfoot bathtub, wall-mount sink, penny tile, and a board-and-batten ceiling. The finished basement includes a rec room, versatile space for guests, a renovated bathroom, laundry, and additional storage space.



Outside, mature trees create a peaceful backyard retreat - imagine garden parties on your tiered deck, or listening to the birds with a cup of coffee in the morning. A detached garage and shed provide ample storage. Filled with unique details and rich with history, this home combines timeless charm with modern updates. This lovely home won't last - don't miss your chance!

Built in 1929

**Essential Information**

MLS® #	A2214356
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.10
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	138 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0V2

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Crown Molding, Wood Counters
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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