

# \$619,000 - 2511 9 Avenue Se, Calgary

MLS® #A2237977

**\$619,000**

3 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention Builders & Developers!! Prime RCG 50 x 120 ' lot in the up and coming community of Albert Park with it's proximity to Downtown and unparalleled views of the Rocky Mountains, City Skyline and above all central location. A plethora of potential awaits you. Close to transit (both bus & 2 C-train stations) parks, schools (all levels), MaxBell Arena, outdoor bike paths, Telus Spark & the Calgary Zoo and many other amenities. This property is a highly desirable and yet affordable potential. The house is vacant, offers a quick possession and is a great holding property with a massive back yard with front and back decks and a beautiful pergola.

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237977    |
| Price          | \$619,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 903         |
| Acres          | 0.14        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2511 9 Avenue Se             |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0B4                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan                             |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Basement          | None                                       |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Block                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 37             |
| Zoning         | R-CG           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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