

\$564,900 - 327 9 Avenue Ne, Calgary

MLS® #A2099154

\$564,900

2 Bedroom, 1.00 Bathroom, 659 sqft
Residential on 0.10 Acres

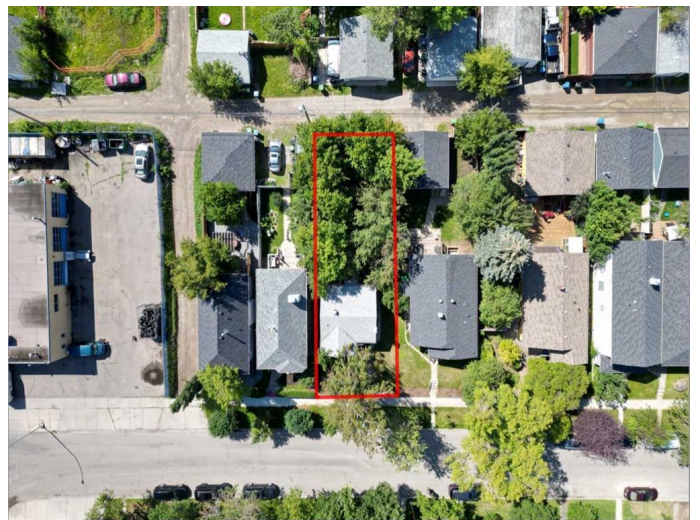
Crescent Heights, Calgary, Alberta

BACK ON MARKET !!! Investor Opportunity:
Charming 2 bdrs, 1 bath 1940's Character Home in Crescent Heights. Calling all investors and developers! This property represents a golden opportunity for those seeking to capitalize on the potential of this prime location. Savvy investors can tap into the thriving rental market, turning it into a revenue-generating asset by developing a suite (subject to City's approval) with already existent separate entrance. Situated on a peaceful, tree-lined street with a lot front of 11+m. and a back lane with plenty of space for a new garage, this residence is a rare find! Its proximity to downtown, transit options, trendy shops, esteemed schools, renowned restaurants, and a plethora of amenities ensures a lifestyle of convenience and comfort for residents. Please note that the property is being sold "as is," offering a unique chance to reimagine and renovate according to your vision. While it may require some tender loving care, it presents an excellent opportunity to add value and create a space tailored to your preferences. Act fast to seize this rare chance in Crescent Heights! Contact us for a viewing.

Built in 1940

Essential Information

MLS® #	A2099154
Price	\$564,900



Sold Price	\$530,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	659
Acres	0.10
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	327 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Many Trees, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 1st, 2024
Date Sold	June 14th, 2024
Days on Market	165
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	COMOX REALTY
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