

\$1,395,000 - 1138 9 Street Nw, Calgary

MLS® #A2115236

\$1,395,000

5 Bedroom, 3.00 Bathroom, 2,227 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Incredible opportunity to build your next family dream home and capitalize on some spectacular downtown views with this 60' fronting lot on one of the most desirable streets in Rosedale. Spacious and bright the main floor offers a living/dining combination allowing plenty of room to entertain. A family room towards the back of the house showcases a stone surround fireplace and leads to the exterior East backyard creating a comfortable space to relax with the family. Two bedrooms can be found on the main floor with a third bed/bath on the upper level for the utmost privacy. A partially finished lower offers ample storage, laundry, and two additional bedrooms. The backyard presents a huge deck and patio area along with ample green space for kids to play. This property is one of the last spots left to develop on this street and can be comfortably lived in, rented out, or used as an excellent holding property. Located mere steps to the elementary school, playground, and backs on to the park/tennis courts with a paved alley. Surrounded by multi-million dollar properties, rarely will you have an opportunity this strong come

Built in 1947

Essential Information

MLS® #	A2115236
Price	\$1,395,000



Sold Price	\$1,320,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,227
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1138 9 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3K9

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Lawn, No Neighbours Behind, Level, Rectangular Lot, Treed
Roof	Pine Shake

Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 2nd, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.