

\$599,900 - 124 9 Avenue Ne, Calgary

MLS® #A2115905

\$599,900

3 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

Discover all the great features of this charming bungalow, boasting over 1000 sq. ft. above grade & nestled on a picturesque tree-lined street. Enjoy your morning coffee or evening glass of wine on the spacious covered front veranda or the covered back deck. Step inside to the cozy front veranda that also makes for a great home office. Hardwood floors & character are found throughout, with details like the cozy custom fireplace with a gas insert & mantle with built in shelving. Enjoy family get togethers in the large living room & dining room that can easily fit a table for 6-8 of your closest family & friends. The spacious kitchen features loads of bright white kitchen cabinets, plus some updated stainless steel appliances. 2 large bedrooms are found on the main floor, with a primary bedroom that is large enough to fit a king sized bed.

Downstairs you'll find a large family room, kitchen cabinets from an old basement kitchen suite (illegal), from many years ago. A third large bedroom (window does not have proper egress), another full 4 piece bathroom & loads of storage. Recent upgrades include newer Glenow windows, exterior doors, asphalt shingles, hot water tank, a 100 amp electrical panel and a high-efficiency furnace.

Appreciate the convenience of a finished double garage with a single door that is accessible from the South side of the garage & a double garage door found on the North side. The convenient side driveway can easily accommodate another 3-4 cars. The backyard



is complete with a large covered back deck, side greenhouse & separate storage shed for tools.

All this while being situated on a 37.5-foot-wide lot in one of Calgary's most coveted neighbourhoods of Crescent Heights. This beautiful home offers a blend of charm & incredible location. Donâ€™t let this one pass you by!

Built in 1929

Essential Information

MLS® #	A2115905
Price	\$599,900
Sold Price	\$651,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.10
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	124 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear, On Street, See Remarks

Interior

Interior Features	Ceiling Fan(s), See Remarks, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Other, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 11th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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