

\$765,000 - 316 9 Avenue Ne, Calgary

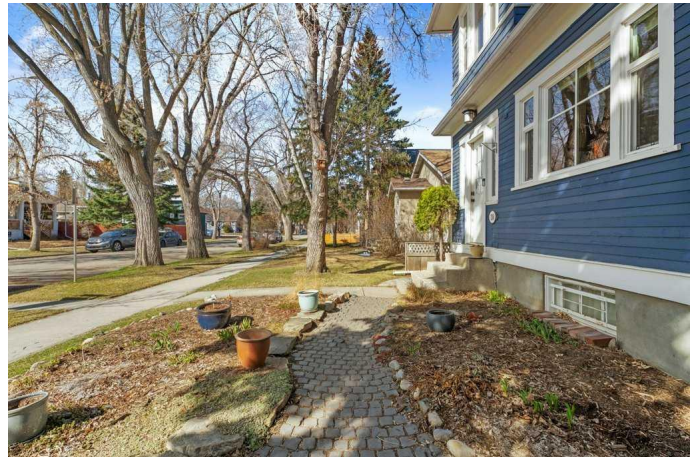
MLS® #A2122290

\$765,000

4 Bedroom, 2.00 Bathroom, 1,389 sqft
Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

When location meets character, you simply cannot go wrong! This gorgeously preserved home exudes charm and beauty at every turn. Situated on a tree-lined street and standing proudly, this lovely property is a breath of fresh air. With a 37.5-foot frontage, there is a front driveway that leads to a detached garage. Inside, you'll appreciate the mix of modern updates that manage to preserve the original design. Newer windows allow the south sunshine to pour through the living room, accessible through restored French doors. A formal dining space has a stunning beamed ceiling with the original fireplace displayed and wainscoting on the walls. The kitchen has been updated with modern appliances including a gas range. A breakfast nook with exposed brick is the perfect spot for morning coffee and a crossword. Upstairs, you'll be surprised to find a total of 4 bedrooms and a spacious 4-piece bathroom. The basement is partially developed with a 3-piece bathroom. There is plenty of usable space for an office or gym. The massive backyard is perfect for entertaining friends and having backyard campfires. With alley access, there is the potential to build a new modernized garage. Recent updates in the last few years include exterior painting, windows, shingles, eaves (repaired), and a hot water tank. This is an amazing location with views of the downtown skyline and within walking distance of the future LRT line on Center Street.



Built in 1912

Essential Information

MLS® #	A2122290
Price	\$765,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	316 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V6

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Chandelier, French Door, Recessed Lighting, Stone Counters, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 22nd, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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