

\$600,000 - 128 9 Avenue Ne, Calgary

MLS® #A2127495

\$600,000

3 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

** GORGEOUS character bungalow - on one of the most beautiful tree lined streets in Crescent Heights - with an overhang canopy of trees. LOCATION is amazing with walking distance to all the fabulous array of fine dining, international cuisine, quaint little eateries and a number of coffee houses -- on Centre Street, Edmonton Trail, Downtown and some of 16 Avenue NE & NW. Great access to bus transit, downtown and several major traffic corridors. TRULY a charming property! Walking into the large south facing sunny "Front Foyer" you know you are in for a treat. A large living room with exposed wooden flooring, original classic door and window trim plus quaint plug-in fireplace. This leads to a spacious formal dining room / eating area with classic chandelier. The kitchen has had some upgrades in earlier years and has room for your informal eating area. The primary and secondary bedrooms are both a good size for this era of home and have beautiful, exposed wood floors. The main bath is "cute & charming". DOWNSTAIRS has older style development with a family area and bedroom both boasting the exposed wooden floors. Also a 3 pce bath, laundry area and tons of storage. WITH all the recent changes in City of Calgary this could potentially be renovated for a "Secondary Suite" as a mortgage helper if you meet the required City of Calgary guidelines. THE Property itself is beautiful with a beautiful tree lined front yard, concrete walkways to the backyard, with a quaint single



detached garage, beautiful sunny backyard and ample garden area. NOTE: this garage could possibly be replaced with a double/triple garage ** and ** once again may have potential for a "backyard suite" with the revised City of Calgary guidelines. NOTE: buyer must do their own due diligence for those possibilities! *** WOW - don't miss this charmer -- OPEN houses ** Saturday & Sunday - 1:00 PM to 4:00 PM. Come by and "CHECK-it- OUT"

Built in 1925

Essential Information

MLS® #	A2127495
Price	\$600,000
Sold Price	\$701,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.10
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	128 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V2

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	2
Zoning	Residential - Contextual
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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