

\$1,399,000 - 2316 9 Avenue Nw, Calgary

MLS® #A2143561

\$1,399,000

4 Bedroom, 4.00 Bathroom, 1,443 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

"OPEN HOUSE Sunday/ 14 July 1-4pm

"Welcome to the inner city community of "West Hillhurst" ,we offer you a brand new luxurious bungalow on a tree lined street and kids park right across your back alley, with 2400+ square feet of living space including 4 bedrooms(2 masters) 4 washrooms, 10 feet main floor ceiling height, beautiful kitchen with a huge island and stainless steel KITCHENAID appliances ,mudrooms, rec room , custom tv unit with electric fireplace, heated washroom floors(all 4 Washrooms), engineered hardwood flooring, stunning light fixtures, inbuilt speakers, and security cameras with monitoring system, triple detached garage secured with an automated gate (ready to install EV charger), central AC and the list goes on and on and on.This house was brought down to the foundation and new built on existing foundation including new framing, new roof along with trusses, new electrical, new plumbing, new drywalls, new insulation, new kitchen, new washrooms ,new flooring, new carpet, new hardie board exterior ,new triple detached garage connected with a massive deck, new washrooms, new kitchen, new doors and windows, new furnace and the list goes on and on and on. Come fall in love with this masterpiece. Do not forget to Check out 3D tour.

Built in 1954

Essential Information



MLS® #	A2143561
Price	\$1,399,000
Sold Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,443
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2316 9 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1E7

Amenities

Parking Spaces	6
Parking	Triple Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance
Landscape, Interior Lot, Landscaped, Level, Street Lighting, Private,
Rectangular Lot

Roof Shingle

Construction Concrete, Post & Beam, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2024

Date Sold July 27th, 2024

Days on Market 35

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Greater Property Group

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