

\$799,900 - 1959 9 Avenue Nw, Calgary

MLS® #A2164067

\$799,900

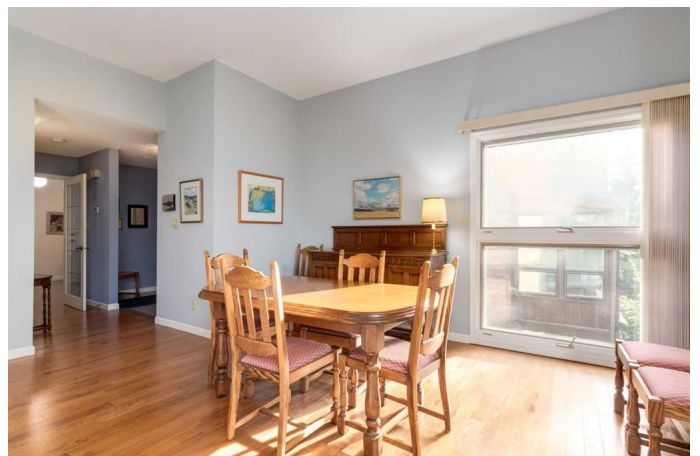
3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.07 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Driving down this picturesque, tree-lined street, you'll find a charming home with a park on one side and a beautifully landscaped front yard on the other, complete with an attached front-drive garage. The house features newer smart board siding with elegant brick accents. Enter through the side entrance into a welcoming foyer that leads to a cozy living room and dining room, all framed by windows that offer a serene, wooded view. Hardwood floors and a stone-faced wood-burning fireplace add to the inviting atmosphere. The spacious kitchen and adjacent nook provide convenient access from the attached garage, making it easy to transport groceries and kids. Upstairs, you'll find three generously sized bedrooms with grand vaulted ceilings. The primary bedroom offers stunning downtown and valley views, a walk-in closet, and a 4-piece ensuite bathroom. The finished lower level includes a walk-out, a second wood-burning fireplace, a bathroom rough-in, and ample laundry and storage space. Nearby, you'll discover charming coffee shops, various culinary experiences in Kensington, boutique shops brimming with local flair, quick access to transit, all levels of schools and Calgary's top medical centres. This home presents a rare opportunity to own on this exceptional street.

Built in 1981



Essential Information

MLS® #	A2164067
Price	\$799,900
Sold Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1959 9 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4N3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log, Living Room, Mantle, Masonry, Raised Hearth, Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Many Trees, Private, Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 19th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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