

2712 9 Avenue SE
Calgary, Alberta

MLS # A2235539



\$680,000

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|------------------|------------------------------|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 969 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--------------------|
| Heating: | Forced Air |
| Floors: | Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Welcome to 2712 9 Avenue SE – a beautifully maintained and move-in-ready bungalow located in the vibrant and conveniently situated community of Albert Park/Radisson Heights. This charming home features a spacious and bright main floor with 2 bedrooms, 1 full bathroom, and a large living area filled with natural light. The kitchen offers ample cabinet space, updated appliances, and cozy dining space perfect for everyday living. Downstairs, a fully developed legal basement suite with a separate entrance adds tremendous value, offering 2 additional bedrooms, a full bath, kitchen, and living area – ideal for extended family, guests, or potential rental income. Enjoy the peaceful, tree-lined street, a generous lot with a private backyard, and off-street parking. With quick access to major routes, the Franklin LRT Station, downtown Calgary, schools, parks, and shopping are all just minutes away – making this an ideal home for families, professionals, or investors. Whether you’re looking for a comfortable primary residence or a smart income-generating property, this charming bungalow checks all the boxes.