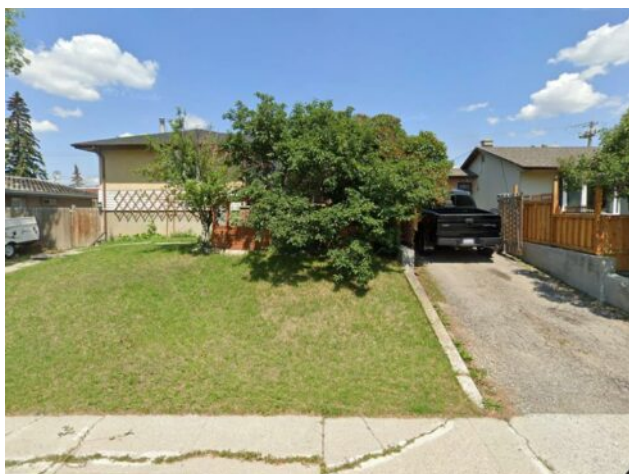


**2714 9 Avenue SE**  
**Calgary, Alberta**

**MLS # A2236525**



**\$680,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming Bungalow with Suite & Garage in SE Calgary! Welcome to 2714 9 Ave SE — a well-kept bungalow offering flexibility and value in a convenient location. The main floor features 2 comfortable bedrooms, a bright 4-piece bathroom, and a spacious living/dining area with a functional kitchen. The fully developed basement includes a 1-bedroom suite with a 3-piece bathroom, perfect for extended family or rental potential (illegal suite). Enjoy the added bonus of a single detached garage, a private backyard, and rear lane access. Just minutes from downtown, transit, parks, and schools — this home is a fantastic opportunity for homeowners and investors alike!