

# **\$574,900 - 2824 9 Avenue Se, Calgary**

MLS® #A2208960

**\$574,900**

3 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Looking for a perfect family home in Albert Park? Look no further! This charming bungalow has never come to market before, and now is your opportunity! Enter to the bright and sunny living room featuring hardwood floors and a wall unit complete with lighting. The functional kitchen looks out over the large private fully fenced backyard, perfect for keeping an eye on the kids, while prepping meals. The 3 ample bedrooms all boast hardwood floors, and the 4 piece main bath has been updated and comes with plenty of storage. Lower level is fully finished with gleaming hardwood throughout, and features a stunning gas fireplace for cozy family evenings. The open concept allows for plenty of room for not only office, but gym and play space. Out back, the over size garage conveniently back onto alleyway, and has loads of room for not only 2 vehicles but storage and tools. This large lot backs onto a church parking area, providing privacy and quiet. Located close to LRT, schools, transportation, parks and shopping, and only a 5 minute drive to Inglewood, this location in Albert Park is absolutely prime. Great home, great location!

Built in 1959

## **Essential Information**

MLS® #                   A2208960

Price                     \$574,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	942
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2824 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Private,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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