

# \$638,800 - 111 9 Avenue Ne, Calgary

MLS® #A2255059

**\$638,800**

1 Bedroom, 1.00 Bathroom, 1,025 sqft  
Residential on 0.09 Acres

Crescent Heights, Calgary, Alberta

This character bungalow sits on a sunny corner lot with alley access in the heart of Crescent Heights. With timeless details, modern updates, and unbeatable walkability, itâ€™s a fantastic opportunity for homeowners and investors alike.

Inside, youâ€™ll find gleaming hardwood floors, original wood trim, and oversized windows that flood the home with natural light. The spacious living room features a decorative fireplace framed by built-ins, while the dining area and vintage kitchen with built-in breakfast nook add to the charm. Two well-sized bedrooms and a full bathroom with clawfoot tub complete the main floor.

The lower level is bright, open, and exceptionally clean, ideal for laundry, storage, or future development to suit your needs.

Step outside and enjoy one of Calgaryâ€™s most vibrant communities: just steps from Tokyo Street Market, coffee shops, grocery stores, and countless restaurants. Parks, schools, and downtown are only minutes away, offering both convenience and community.

Whether youâ€™re looking for a move-in ready home full of character, a rental investment, or a future building site, this property offers excellent redevelopment potential on a corner lot with a partial city view



in one of Calgary's most sought-after inner-city neighbourhoods.

Built in 1928

### Essential Information

MLS® #	A2255059
Price	\$638,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,025
Acres	0.09
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	111 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0V3

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Soaking Tub
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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