

\$384,999 - 2209 9 Avenue, Didsbury

MLS® #A2255263

\$384,999

3 Bedroom, 2.00 Bathroom, 972 sqft
Residential on 0.15 Acres

NONE, Didsbury, Alberta

Tucked into a quiet corner deep in the neighborhood, this 3-bedroom Didsbury home combines charm, character, and thoughtful upgrades that truly set it apart.

The main floor offers three bedrooms and a full bathroom, along with a bright and open kitchen, dining, and living area. The kitchen island, complete with suspended pot rack storage, is a striking focal point ! Its natural wood finish blending beautifully with the cabinetry, stainless steel appliances, and hardwood flooring. A refreshing contrast to today's common whites and greys, this space radiates warmth and timeless style.

The fully developed basement extends the living space with a media room featuring built in speakers and a soundproofed ceiling, a wet bar for entertaining, and a large bathroom with a freestanding tub and separate shower. Ample storage throughout the lower level ensures both function and flexibility.

Outside, the property continues to impress with a 22' x 14' insulated and heated shop complete with fixed shelving .. perfect as a workshop or man cave, but easily converted to a single garage if desired. The front yard is designed for low maintenance, while the backyard feels like a private retreat with mature trees, a fire pit, pergola, and garden area. Best of all, it backs onto a spacious green space with a brand-new park just steps away.

Major updates such as D-class shingles, hardy board and vinyl siding, stainless steel



appliances, and a large asphalt driveway add to the value and peace of mind. Whether youâ€™re a small family, downsizing, or purchasing your first home, this property offers the perfect blend of upgrades, comfort, and lifestyle appeal.

Built in 1980

Essential Information

MLS® #	A2255263
Price	\$384,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2209 9 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Parking Spaces	4
Parking	Single Garage Detached, Workshop in Garage
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Wet Bar
-------------------	---

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	12
Zoning	R2

Listing Details

Listing Office	Quest Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.