

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

MLS® #A2255059

**\$638,800**

2 Bedroom, 1.00 Bathroom, 1,025 sqft

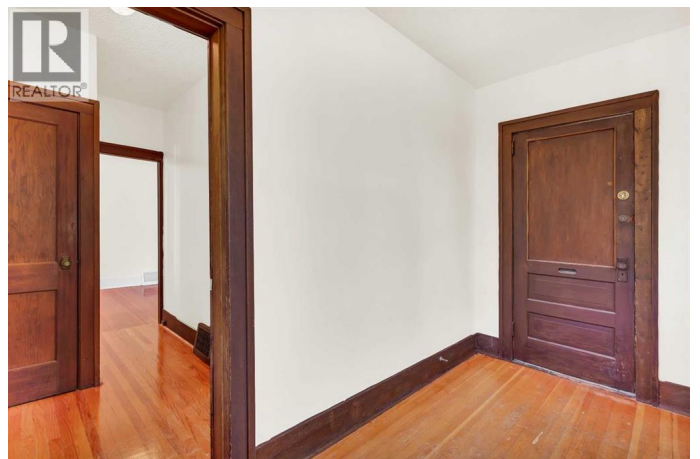
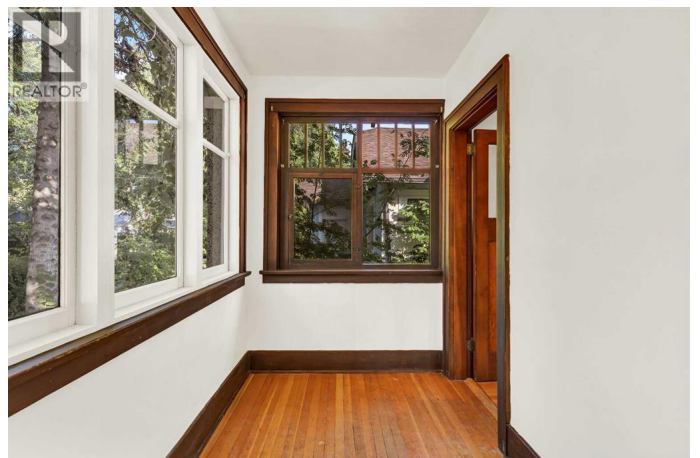
Single Family on 0.09 Acres

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 Calgaryâ€™s most sought-after inner-city neighbourhoods. (id:6289)

Built in 1928

## Essential Information



Listing #	A2255059
Price	\$638,800
Bedrooms	2
Bathrooms	1.00
Square Footage	1,025
Acres	0.09
Year Built	1928
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

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

### Amenities

Amenities	Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Stove, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

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