

# \$625,000 - 317 9 Avenue Ne, Calgary

MLS® #A2224770

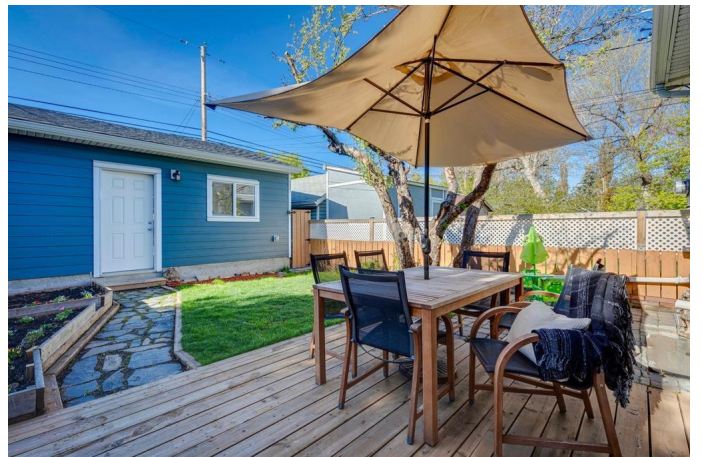
**\$625,000**

2 Bedroom, 1.00 Bathroom, 868 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Adorable CHARACTER HOME in an incredibly walkable location in one of Calgary's original neighbourhoods! Start living your inner city life today in this renovated 1919 bungalow with new DOUBLE GARAGE! Situated on a quiet tree-lined street, this home has great curb appeal, a beautiful south-facing yard and is a quick walk into downtown Calgary over the iconic Centre Street Bridge. Extensive renovations have been completed including Hardie siding (2023), furnace (2020), hot water tank (2021), dishwasher (2025), hoodfan/wall oven/gas range (2022), shingles (2011), electrical panel (2005), several new windows and a lifetime warrantied Basement Systems drainage system (2009). Fantastic natural light in the kitchen & dining areas create the heart of the home, where family and friends gather. Enjoy high-end cabinets, granite counters, warm cork flooring, modern appliances and plenty of cabinet space! The living area with vintage hardwood flooring is extra long so you could add in a home office, a reading nook, play room or yoga & plant oasis! Arched doorways, wood baseboards & trim, ceiling detail and original door handles add to the charm of this home and haven't you always dreamed of a clawfoot tub? Unlike many homes of this era, the basement has full-height ceilings and could easily be developed into additional living space with another bedroom and bathroom. The space downstairs is bright, clean and open with two enclosed storage rooms and five windows.



The 2022-built garage is drywalled with an 8' tall door and concrete lip around the edges. Beautiful landscaping and flower beds in the backyard are ready for your green thumb and the yard is fully fenced for any furry friends! This is a home you can build a life in and is ready for its next chapter! Nearby amenities include the shops & restaurants of Edmonton Tr, Centre St and Bridgeland plus Rotary Park and the Bow River pathways just a few blocks away! Stanley Jones School K-9 and Crescent Heights 10-12 are both in close walking distance and YYC Airport is just a 15 minute drive away. Quick possession available!

Built in 1919

### **Essential Information**

MLS® #	A2224770
Price	\$625,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	868
Acres	0.07
Year Built	1919
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	317 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	32
Zoning	M-CG d72

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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