

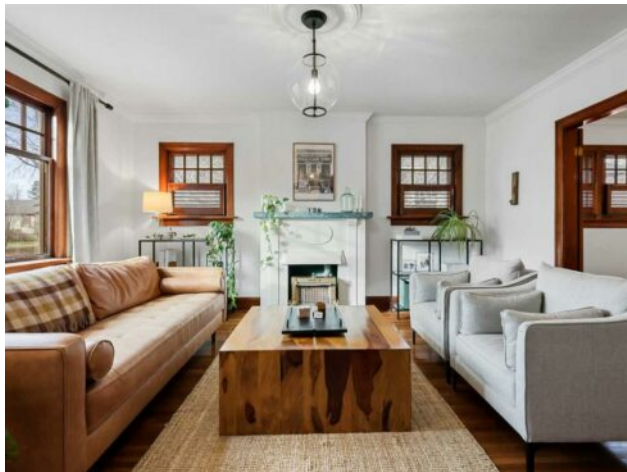


GRASSROOTS
REALTY GROUP

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138 9 Avenue NE
Calgary, Alberta

MLS # A2214356



\$899,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1929 (96 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Wood Counters		

Inclusions: fridge in basement

Open House Saturday May 3 from 12-2pm!! Are you ready to fall in love? This charming character home is nestled on a spacious corner lot, and you'll be enchanted from the moment you walk through the front gate. There are so many timeless details that have been preserved in this 1929 bungalow. A sunny, private office, flooded with natural light, gives you flexibility to work from home. Custom window coverings, a wall of shelving, and unique lighting make this room extra special. The inviting living room, anchored by a fireplace, is a great place to host family and friends, or curl up with a book. The dining area seamlessly flows into the kitchen, making it perfect for everyday living and entertaining. Speaking of the kitchen: Freshly renovated with butcher block countertops, checkerboard tile, exposed brick, and clever storage - this is not the cookie-cutter kitchen that you've seen a million times. Every detail is intentional and unforgettable. Moving to the bedrooms, you'll love the built-in storage in the primary bedroom, as well as the wainscoting and light streaming in the windows. The second upstairs bedroom also has beautiful wainscoting, accented by corner windows. The bathroom is picture-perfect, with a dramatic clawfoot bathtub, wall-mount sink, penny tile, and a board-and-batten ceiling. The finished basement includes a rec room, versatile space for guests, a renovated bathroom, laundry, and additional storage space. Outside, mature trees create a peaceful backyard retreat - imagine garden parties on your tiered deck, or listening to the birds with a cup of coffee in the morning. A detached garage and shed provide ample storage. Filled with unique details and rich with history, this home combines timeless charm with modern updates. This lovely home won't last - don't miss your chance!

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