



**GRASSROOTS**  
REALTY GROUP

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2118 9 Avenue SE  
Calgary, Alberta

MLS # A2219300



**\$699,000**

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	989 sq.ft.	Age:	1911 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Conservation, Front Yard, Low Maintenance Landscap		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome home to Inglewood's most sought pocket directly across from green space and just steps to the river! UPGRADES to this dream character home include: FURNACE (2023); HOT WATER TANK (2023); ROOF/ SHINGLES (2019); BACKYARD LANDSCAPING AND TURF (2023); NEW PAINT/ KITCHEN UPDATES/ LIGHT FIXTURES/ BUILT INS for UPPER BEDROOMS/ CUSTOM WOODWORK...and SO MUCH MORE! Nestled in the vibrant community of Inglewood and overlooking the serene bird sanctuary and nature reserve, this charming one-and-a-half-story home is full of thoughtful upgrades throughout. A sunny, south-facing veranda invites you in, leading to a bright, open-concept interior featuring neutral tones and an abundance of natural light. The functional kitchen offers generous cabinetry, granite countertops, and a stylish tile backsplash. A combined laundry and mudroom completes the main level. Upstairs, you'll find three cozy bedrooms and a full 4-piece bathroom. Wardrobes and new wood desks/built ins allow for a move-in ready feel. The spacious, turfed and landscaped yard is ready for enjoyment with minimal annual maintenance. The private, fully fenced backyard features a large deck with pergola (included), firepit area and a double detached, heated and insulated garage—perfect for outdoor living. All just a short walk to the river, Harvey Passage, the bird sanctuary and the nature reserve across the street which means no neighbors across from the property and watching the expansive sunsets from your front porch. Unfinished basement ideal for a gym/ rec area and ample storage. This home is a rare gem in this quiet pocket of this top inner city community and move in ready for the next happy homeowner. Biking paths, tennis court, schools, bus routes and steps to Inglewood's trendy shops, cafes, and

restaurants.... makes this a dream come true destination and property. Welcome HOME!