



**GRASSROOTS**  
REALTY GROUP

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2714 9 Avenue SE  
Calgary, Alberta

MLS # A2236525



**\$680,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights            |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 1,521 sq.ft.                            | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space |               |                   |

|                    |                     |                   |      |
|--------------------|---------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Linoleum            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Asphalt, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks         |                   |      |

**Inclusions:** N/A

Charming Bungalow with Suite & Garage in SE Calgary! Welcome to 2714 9 Ave SE — a well-kept bungalow offering flexibility and value in a convenient location. The main floor features 2 comfortable bedrooms, a bright 4-piece bathroom, and a spacious living/dining area with a functional kitchen. The fully developed basement includes a 1-bedroom suite with a 3-piece bathroom, perfect for extended family or rental potential (illegal suite). Enjoy the added bonus of a single detached garage, a private backyard, and rear lane access. Just minutes from downtown, transit, parks, and schools — this home is a fantastic opportunity for homeowners and investors alike!