



**GRASSROOTS**  
REALTY GROUP

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**820 9A Street NE**  
**Calgary, Alberta**

**MLS # A2254030**



**\$890,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**INVESTOR ALERT!** Welcome to 820 - 9A Street NE! This property is move in ready and zoned RC-2 with almost 48' of frontage and over 1800 sq ft of living space! There is a spacious living room and upgraded kitchen with island, Stainless Steel Appliances including a gas stove, pot lights and track lighting! There are two bedrooms and a full bath on the main! The lower level is fully developed with two additional bedrooms, a four piece bath (dual sinks) and laundry! The yard is fully landscaped with mature trees and shrubs along with a large deck, making a very private backyard oasis! There is a double detached heated garage, with back alley access! This is a great investment property, move in ready, don't miss the opportunity!