



GRASSROOTS
REALTY GROUP

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820 9A Street NE
Calgary, Alberta

MLS # A2254030



\$890,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 978 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage, Oversized | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!