



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**111 9 Avenue NE**  
**Calgary, Alberta**

**MLS # A2255059**



**\$638,800**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Soaking Tub		

<b>Inclusions:</b>	NA
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This character bungalow sits on a sunny corner lot with alley access in the heart of Crescent Heights. With timeless details, modern updates, and unbeatable walkability, it's a fantastic opportunity for homeowners and investors alike. Inside, you'll find gleaming hardwood floors, original wood trim, and oversized windows that flood the home with natural light. The spacious living room features a decorative fireplace framed by built-ins, while the dining area and vintage kitchen with built-in breakfast nook add to the charm. Two well-sized bedrooms and a full bathroom with clawfoot tub complete the main floor. The lower level is bright, open, and exceptionally clean, ideal for laundry, storage, or future development to suit your needs. Step outside and enjoy one of Calgary's most vibrant communities: just steps from Tokyo Street Market, coffee shops, grocery stores, and countless restaurants. Parks, schools, and downtown are only minutes away, offering both convenience and community. Whether you're looking for a move-in ready home full of character, a rental investment, or a future building site, this property offers excellent redevelopment potential on a corner lot with a partial city view in one of Calgary's most sought-after inner-city neighbourhoods.