



GRASSROOTS
REALTY GROUP

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3203 9 Street NW
Calgary, Alberta

MLS # A2272574



\$750,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: N/A

Location, lifestyle, and long-term potential all come together in this exceptional inner-city property. Just steps from Confederation Park and the Queens Park off-leash area, this 50' x 103' R-CG zoning corner lot offers incredible flexibility—renovate, redevelop, or hold with confidence for future plans. Home welcomes you with a hardwood throughout, a spacious living room, three comfortable bedrooms, a full bathroom, and a kitchen with a eating area. Downstairs, the possibilities continue: a separate entrance, a large recreation room, dedicated workout space, 3-piece bathroom, and a den with an egress window—ready to function as a fourth bedroom if desired. Important upgrades—newer shingles, eavestroughs, some windows, and hot water heater—provide peace of mind. The oversized double garage could be your mechanic dream space. Ideally positioned on a quiet street close to downtown, SAIT, U of C, multiple schools, golf courses, shopping, and the Calgary Winter Club, this property delivers outstanding everyday convenience and long-term value. A rare opportunity in one of Calgary's most desirable inner-city pockets. Don't miss it. **DISCLAIMER**
Please note that some photos have been virtually staged to show the potential use of some areas