

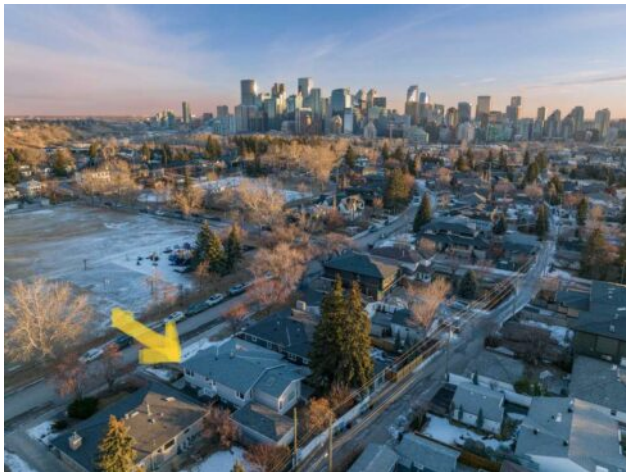


GRASSROOTS
REALTY GROUP

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1317 9 Street NW
Calgary, Alberta

MLS # A2281333



\$1,275,888

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,696 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Alex Duetto Espresso Machine, Mirror in front entrance

PUBLIC OPEN HOUSE: January 31, 2026 between 2:00-4:00pm. Beautifully maintained 4 bedroom bungalow in a prime inner-city location, directly across from the Rosedale K–9 schoolyard and playground. In mint-condition, this home features a thoughtfully redesigned kitchen (2012) with a central island and high-end Bosch appliances, perfect for both everyday living and entertaining. The main floor offers a welcoming, bright living room, spacious dining area, and a generous primary bedroom complete with a private ensuite. Large windows throughout flood the home with natural light, highlighting the oak hardwood floors and the high-efficiency wood-burning fireplace. The fully developed basement includes two additional bedrooms, bathroom, Recreation/games room, laundry, and utility room—ideal for guests or extended family. Enjoy warm summer evenings in the west-facing backyard, complete with low-maintenance front and rear decks that capture both morning and evening sun. A large single garage plus driveway provides convenient off-street parking. Located in one of the most desirable neighborhoods in the inner-city north, this home is close to SAIT, LRT, the University of Calgary, Foothills Hospital and Children's Hospital. The Rosedale Tennis Club, and Community centre is just half a block away, plus easy access to Kensington restaurants, coffee bistro’s, and shopping. Commuting is a breeze - walking distance to downtown and the stunning Crescent Road vista views make this property ideal for vibrant urban living.