



1317 9 Street NW
Calgary, Alberta

MLS # A2281333



\$1,275,888

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|------------------|---|-------------------------------|
| 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.