



**1628 9 Street NW**  
**Calgary, Alberta**

**MLS # A2288772**



**\$979,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Private, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Crown Molding, No Animal Home		

**Inclusions:** Tv and sound bar in basement

**\*NEW PRICE\*** Nestled on a tree-lined street in the vibrant inner-city community of Rosedale, this charming bungalow offers the warmth of a well-loved and well-maintained family home paired with thoughtful updates for modern living. This home offers over 2400 square feet of living space on a generous 50 X 120 lot. From the moment you step inside, you'll appreciate the timeless details that give this home its soul: original hardwood floors, graceful arched doorways, curved crown mouldings, crystal door knobs and soaring 9-foot ceilings. The bright living room is anchored by a large picture window and a cozy gas fireplace — the perfect spot to curl up and read a book on a Sunday afternoon. The formal dining room is ideal for entertaining and hosting holiday meals and dinners with friends. Designed with family living in mind, the expanded kitchen is truly the heart of the home. Bathed in natural light from the east and south, it offers generous prep & storage space, a breakfast nook, and stainless steel appliances. Whether enjoying your morning coffee or sharing the events of the day over an after school snack at the kitchen table, this is a space that brings everyone together. The main floor features three bedrooms — ideal for a young family — with one currently serving as a sunny home office overlooking the backyard. Downstairs, the fully renovated basement creates an inviting retreat for movie nights and family time, complete with a cozy gas fireplace, custom built-in shelving, and a beautifully updated bathroom with heated floors and a glass shower. The additional 4th bedroom is perfect for guests and the large laundry room with sink and storage space offer a ton of convenience and functionality. Central air conditioning ensures year-round comfort, while a newer hot water tank (1 year) and roof (5 years) offer peace of mind. Step outside and discover a

private backyard oasis. Mature trees, a perennial garden, a custom cedar fence, and thoughtful landscaping create a wonderful setting for summer barbecues, outdoor games, and evenings around the fire pit all year long. An exceptional location, steps away from Rosedale School, parks, walking paths on Crescent Ridge and the shops and cafes of Kensington, plus minutes to downtown SAIT and Foothills hospital. This is more than just a house &mdash; it&rsquo;s a place to grow, gather, and create lasting memories. Welcome Home!