



GRASSROOTS
REALTY GROUP

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2240 9 Avenue SE
Calgary, Alberta

MLS # A2132834



\$939,800

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: Bar Fridge, Central Air Conditioner, Dishwasher, Humidifier, Microwave, Oven, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings

Welcome to this beautiful 3 bedroom, 3.5 bathroom home adjacent to the Inglewood Bird Sanctuary and just across the street from city pathways and wild lands area - walkable to downtown in historic Inglewood. With over 2850 sq. ft of developed living space, Featuring cherry hardwood floors, crown molding, and a bright and open floor plan with quality upgrades throughout. The kitchen includes stainless steel appliances and a breakfast bar. In the basement, heated floors, a multi-purpose room suitable for a home gym or office, and sunroom that walks out to the back yard. Enjoy the private patio off of the primary bedroom leading to city views, the cozy 3-sided fireplace and the uncompromising location; this home offers everything on your wish list and more.