



**GRASSROOTS**  
REALTY GROUP

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**1623 9 Street NW**  
**Calgary, Alberta**

**MLS # A2195084**



**\$824,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** All furniture negotiable EXCEPT for side board in dining room and white leather couch in living room.

Attention builders, investors or homeowners looking to build your dream house. This is an amazing and RARE re-development opportunity! Lot is 50' X 120' with west facing backyard and rear lane in the prestigious inner city community of ROSEDALE. Owner lived here since 1973 in it's present condition. Charm and character abound in this 1950 built bungalow in mostly original condition with hardwood floors, sculpted ceilings and arched doorways. 2 spacious bedrooms on the main floor with another 2 bedrooms in the finished basement with walkout entrance and enclosed porch to the backyard. Single attached garage. Rosedale is a highly sought after neighborhood for executive, single family home redevelopments. Superb location within walking/biking distance to SAIT, downtown, Kensington shops & restaurants, Rosedale K-9 school, and Crescent Road Ridge (McHugh Bluff) walking paths with amazing city/downtown views. Close proximity to Foothills and Children's Hospitals, University of Calgary, Market Mall. Call today for your private showing.