



GRASSROOTS
REALTY GROUP

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2824 9 Avenue SE
Calgary, Alberta

MLS # A2208960



\$574,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Private, Rectangu		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Aluminum Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Wall Unit

Looking for a perfect family home in Albert Park? Look no further! This charming bungalow has never come to market before, and now is your opportunity! Enter to the bright and sunny living room featuring hardwood floors and a wall unit complete with lighting. The functional kitchen looks out over the large private fully fenced backyard, perfect for keeping an eye on the kids, while prepping meals. The 3 ample bedrooms all boast hardwood floors, and the 4 piece main bath has been updated and comes with plenty of storage. Lower level is fully finished with gleaming hardwood throughout, and features a stunning gas fireplace for cozy family evenings. The open concept allows for plenty of room for not only office, but gym and play space. Out back, the over size garage conveniently back onto alleyway, and has loads of room for not only 2 vehicles but storage and tools. This large lot backs onto a church parking area, providing privacy and quiet. Located close to LRT, schools, transportation, parks and shopping, and only a 5 minute drive to Inglewood, this location in Albert Park is absolutely prime. Great home, great location!