



REALTOR®



# 2316 9 Avenue Calgary Alberta

\$1,399,000

"OPEN HOUSE Sunday/ 14 July 1-4pm "Welcome to the inner city community of "West Hillhurst" ,we offer you a brand new luxurious bungalow on a tree lined street and kids park right across your back alley, with 2400+ square feet of living space including 4 bedrooms(2 masters) 4 washrooms, 10 feet main floor ceiling height, beautiful kitchen with a huge island and stainless steel KITCHENAID appliances ,mudrooms, rec room , custom tv unit with electric fireplace, heated washroom floors(all 4 Washrooms), engineered hardwood flooring, stunning light fixtures, inbuilt speakers, and security cameras with monitoring system, triple detached garage secured with an automated gate (ready to install EV charger), central AC and the list goes on and on and on.This house was brought down to the foundation and new built on existing foundation including new framing, new roof along with trusses, new electrical, new plumbing, new drywalls, new insulation, new kitchen, new washrooms ,new flooring, new carpet, new hardie board exterior ,new triple detached garage connected with a massive deck, new washrooms, new kitchen, new doors and windows, new furnace and the list goes on and on and on. Come fall in love with this masterpiece. Do not forget to Check out 3D tour. (id:6769)

3pc Bathroom 8.92 Ft x 6.08 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 12.58 Ft x 10.83 Ft

Primary Bedroom 10.67 Ft x 10.67 Ft

Laundry room 8.92 Ft x 6.33 Ft

Recreational, Games room 15.00 Ft x 17.17 Ft

Primary Bedroom 13.83 Ft x 13.50 Ft

4pc Bathroom 10.08 Ft x 7.33 Ft

Bedroom 12.17 Ft x 11.00 Ft

Living room 15.00 Ft x 22.17 Ft

Kitchen 11.08 Ft x 18.83 Ft

Dining room 7.67 Ft x 19.08 Ft

4pc Bathroom 10.25 Ft x 5.00 Ft

Other 7.50 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca