



## 3016 9 Street Calgary Alberta

\$799,900

Welcome to the Desirable Community of Cambrian Heights, Great Inner City Home, On a Corner Lot, Close to all Amenities, Confederation Park, Calgary Winter Club, SAIT College, University of Calgary, Foothills Medical Centre, walking distance to schools, shopping, transportation and more. This Home, sits on a 50' X 103' lot, with excellent potential for redevelopment or renovation. This Home is mostly original, with main floor consisting of a Kitchen, Dining Room open to Living Room with a Wood Burning Fireplace, 3 Bedrooms and a 4 Piece Bath. The Lower area of this home has a Family Room, 2 Bedrooms, (not egress windows) Laundry Area, Storage or Workshop and a 3 Piece Bath. Exterior of Home is Well Maintained, Landscaped & Fenced. Oversize Single Detached Garage, completes this package. Call today for your Private Viewing! (id:6769)

Family room 12.67 Ft x 12.67 Ft

Bedroom 12.83 Ft x 7.92 Ft

Bedroom 19.75 Ft x 8.92 Ft

Laundry room 8.00 Ft x 3.50 Ft

Workshop 12.83 Ft x 7.92 Ft

3pc Bathroom 10.50 Ft x 5.92 Ft

Primary Bedroom 12.17 Ft x 10.00 Ft

Bedroom 10.67 Ft x 8.83 Ft

Bedroom 10.00 Ft x 8.00 Ft

Dining room 9.00 Ft x 8.33 Ft

Kitchen 10.42 Ft x 7.83 Ft

Living room 14.92 Ft x 13.17 Ft

Other 6.42 Ft x 6.00 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.jthay.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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