



802 9 Street Calgary Alberta

\$799,900

For more information, please click Brochure button. An amazing Location and Investment in Inglewood. Welcome to this remarkable Victorian-style three-story single-family home in the heart of Inglewood! This beautifully situated residence suits families, professionals, investors, and anyone looking to experience an exceptional lifestyle in central Calgary. This home seamlessly blends historic charm with modern amenities, located steps away from everything from boutique shops to exquisite dining and amazing live entertainment. Step inside to discover an inviting open plan with large windows, high ceilings, and updated flooring. A stunning Victorian staircase leads to the second floor, which features four bedrooms with balconies boasting skyline views. There is also a bonus loft level, perfect for an additional bedroom, office, or Zen space, offering incredible skyline and river views. The upper levels are complete with two full bathrooms. Many upgrades to this home include copper wiring, insulation, walls, flooring, heating, and plumbing. The lower level features a legal suite with a separate entrance. This one-bedroom suite offers a galley kitchen, living area, and a three-piece bath with ample storage space. Both the main and basement levels have convenient laundry spaces, ensuring ease for both the main living area and the legal suite. This is a great mortgage helper. Not only does this home exude traditional charm, but it's also replete with practical modern conveniences. With driveway parking for two cars and a heated detached garage, you'll be comfortable throughout Calgary's snowy winters. Whether you're a foodie, fitness enthusiast, or music lover, you'll appreciate the proximity to diverse restaurants, the tranquil Bow River, scenic pathways, and the energetic Music Mile - and you don't need a car! Your dream home awaits in Inglewood's vibrant yet peaceful o...

Bedroom 10.42 Ft x 8.42 Ft
Bedroom 10.42 Ft x 13.08 Ft
Office 10.42 Ft x 7.58 Ft
Living room 10.33 Ft x 11.67 Ft
4pc Bathroom .00 Ft x .00 Ft
Office 7.17 Ft x 5.92 Ft

3pc Bathroom .00 Ft x .00 Ft
Kitchen 7.83 Ft x 8.17 Ft
Living room 11.33 Ft x 9.42 Ft
Bedroom 5.33 Ft x 9.67 Ft
Dining room 11.42 Ft x 13.33 Ft
Kitchen 10.25 Ft x 13.75 Ft

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Listing Presented By:



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RE/MAX

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

4pc Bathroom .00 Ft x .00 Ft

Living room 10.92 Ft x 13.92 Ft

Primary Bedroom 13.75 Ft x 15.83 Ft

2pc Bathroom .00 Ft x .00 Ft