



## 221 9A Street Calgary Alberta

\$549,900

A home worth waiting for! This charming character home sits on a desirable 30x110 lot just steps from General Ave restaurants and markets! Featuring two bedrooms and two full bathrooms plus a double garage and fenced yard! As you pull up, you'll notice the ample yard space in the front and an enclosed east-facing front porch perfect for sipping your morning coffee and people watching or for a much needed siesta! The main floor features an open-concept living/dining room combo providing a ton of natural light with beautiful natural hardwood floors and timeless wainscoting to complete. This floor features two bedrooms off the living/dining room. Entering into an updated kitchen, you'll notice a charming full bath equipped with a retro clawfoot tub! The kitchen offers plenty of cabinetry and updated stainless steel appliances. As a bonus you'll notice the additional mudroom in the back with a separate entrance. The basement features an additional full bath with laundry and the rest is untouched waiting for a buyer's ideas! This is the perfect home for those young professionals, empty nesters, small families, investors or even first time buyers looking to get into the neighborhood at an affordable price! 9A street is surrounded with well maintained character homes and infills! Steps from river pathways, downtown and so much more! This could be your next Airbnb project! Book your private showing today before this one is off the market! (id:6769)

3pc Bathroom Measurements not available

Kitchen 12.25 Ft x 9.58 Ft

Dining room 11.33 Ft x 8.00 Ft

Living room 13.00 Ft x 11.33 Ft

Primary Bedroom 11.75 Ft x 7.75 Ft

Bedroom 10.67 Ft x 7.75 Ft

3pc Bathroom Measurements not available

Other 11.75 Ft x 4.25 Ft

Other 7.33 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca