



## 1317 9 Street Calgary Alberta

\$1,275,888

**PUBLIC OPEN HOUSE:** January 31, 2026 between 2:00-4:00pm. Beautifully maintained 4 bedroom bungalow in a prime inner-city location, directly across from the Rosedale K-9 schoolyard and playground. In mint-condition, this home features a thoughtfully redesigned kitchen (2012) with a central island and high-end Bosch appliances, perfect for both everyday living and entertaining. The main floor offers a welcoming, bright living room, spacious dining area, and a generous primary bedroom complete with a private ensuite. Large windows throughout flood the home with natural light, highlighting the oak hardwood floors and the high-efficiency wood-burning fireplace. The fully developed basement includes two additional bedrooms, bathroom, Recreation/games room, laundry, and utility room—ideal for guests or extended family. Enjoy warm summer evenings in the west-facing backyard, complete with low-maintenance front and rear decks that capture both morning and evening sun. A large single garage plus driveway provides convenient off-street parking. Located in one of the most desirable neighborhoods in the inner-city north, this home is close to SAIT, LRT, the University of Calgary, Foothills Hospital and Children's Hospital. The Rosedale Tennis Club, and Community centre is just half a block away, plus easy access to Kensington restaurants, coffee bistro's, and shopping. Commuting is a breeze - walking distance to downtown and the stunning Crescent Road vista views make this property ideal for vibrant urban living. (id:6769)

Bedroom 12.42 Ft x 14.92 Ft

Bedroom 12.08 Ft x 12.42 Ft

Recreational, Games room 31.75 Ft x 15.75 Ft

Laundry room 3.42 Ft x 6.00 Ft

3pc Bathroom 6.00 Ft x 6.75 Ft

Storage 6.00 Ft x 3.92 Ft

Living room 20.17 Ft x 12.58 Ft

Dining room 12.75 Ft x 15.92 Ft

Kitchen 12.75 Ft x 14.67 Ft

Primary Bedroom 20.17 Ft x 11.75 Ft

Other 4.92 Ft x 8.17 Ft

Bedroom 12.75 Ft x 12.67 Ft

Foyer 6.75 Ft x 3.75 Ft

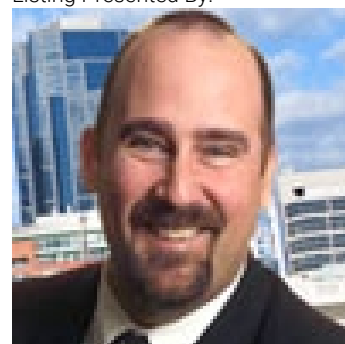
Den 12.33 Ft x 10.42 Ft

Family room 16.08 Ft x 20.42 Ft

4pc Bathroom 9.58 Ft x 6.17 Ft

3pc Bathroom 6.00 Ft x 6.42 Ft

Listing Presented By:



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