



3203 9 Street Calgary Alberta

\$750,000

Location, lifestyle, and long-term potential all come together in this exceptional inner-city property. Just steps from Confederation Park and the Queens Park off-leash area, this 50' x 103' R-CG zoning corner lot offers incredible flexibility--renovate, redevelop, or hold with confidence for future plans. Home welcomes you with a hardwood throughout, a spacious living room, three comfortable bedrooms, a full bathroom, and a kitchen with a eating area. Downstairs, the possibilities continue: a separate entrance, a large recreation room, dedicated workout space, 3-piece bathroom, and a den with an egress window--ready to function as a fourth bedroom if desired. Important upgrades--newer shingles, eavestroughs, some windows, and hot water heater--provide peace of mind. The oversized double garage could be your mechanic dream space. Ideally positioned on a quiet street close to downtown, SAIT, U of C, multiple schools, golf courses, shopping, and the Calgary Winter Club, this property delivers outstanding everyday convenience and long-term value. A rare opportunity in one of Calgary's most desirable inner-city pockets. Don't miss it. **DISCLAIMER ***Please note that some photos have been virtually staged to show the potential use of some areas***** (id:6769)

Family room 5.50 M x 3.90 M

Bonus Room 3.40 M x 2.50 M

Bonus Room 4.20 M x 3.20 M

3pc Bathroom Measurements not available

Family room 5.80 M x 4.10 M

Kitchen 3.00 M x 2.80 M

Breakfast 2.30 M x 1.70 M

Primary Bedroom 4.50 M x 3.50 M

Bedroom 3.40 M x 2.60 M

Bedroom 3.00 M x 3.00 M

4pc Bathroom Measurements not available

Listing Presented By:



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