



3203 9 Street Calgary Alberta

\$700,000

Exceptional location, and long-term potential come together in this prime inner-city property. Just steps from Confederation Park and the Queen's Park off-leash area, this 50' x 103' corner lot with R-CG zoning offers incredible flexibility--renovate, redevelop, or hold with confidence for future plans. The home welcomes you with hardwood flooring throughout, a spacious living room, three comfortable bedrooms, a full bathroom, and a bright kitchen with an eating area. Downstairs, the possibilities continue with a separate entrance, a large recreation room, dedicated workout space, a 3-piece bathroom, and a den with an egress window--ready to function as a fourth bedroom if desired. The oversized double garage could easily become a mechanic's dream workspace. Ideally located on a quiet street short drive to downtown Calgary, 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: Some photos have been virtually staged to illustrate potential use of certain spaces. (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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