



# 3215 9 Street Calgary Alberta

\$759,900

Renovated bungalow perfectly positioned on a sunny corner lot with alley access and picturesque park views. This home blends timeless charm with modern updates, offering versatility for families, investors, or those seeking additional income potential. The main floor features rich hardwood flooring, two spacious bedrooms plus a dedicated office, and a stylish 4-piece bathroom. The renovated kitchen is both functional and elegant, complete with quartz countertops, a gas stove, and ample cabinetry – ideal for everyday living and entertaining. A cozy wood-burning fireplace anchors the living space, adding warmth and character. Step outside to enjoy the brand-new front porch overlooking the park – the perfect spot for morning coffee. The property also includes a detached single-car garage with convenient alley access. Downstairs, the fully LEGAL basement suite offers a separate entrance, providing excellent rental potential or private space for extended family. An exceptional opportunity in a sought-after NW location. (id:6769)

- 4pc Bathroom 9.33 Ft x 6.58 Ft
- Bedroom 12.58 Ft x 11.50 Ft
- Breakfast 12.92 Ft x 7.58 Ft
- Kitchen 12.92 Ft x 10.25 Ft
- Laundry room 5.50 Ft x 10.08 Ft
- Recreational, Games room 8.58 Ft x 19.92 Ft
- Furnace 5.08 Ft x 13.58 Ft

- 4pc Bathroom 4.92 Ft x 7.42 Ft
- Bedroom 10.08 Ft x 10.83 Ft
- Dining room 8.25 Ft x 9.25 Ft
- Kitchen 13.33 Ft x 14.67 Ft
- Living room 15.08 Ft x 13.25 Ft
- Office 10.17 Ft x 8.00 Ft
- Primary Bedroom 11.92 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca