



# 824 9A Street Calgary Alberta

\$749,800

**\*\*Open House: Friday, Jan 17 and Saturday, Jan 18 from 2pm to 4pm\*\***Excellent residential investment and/or development opportunity on a large corner lot with H-GO zoning located in desirable Renfrew. This corner lot is 6,745 sq ft, and approximately 56 ft x 125 ft (irregular lot - dimensions provided by City of Calgary Planning and Development). The property is complete with a 972 sq ft fully developed bungalow with 4 bedrooms, 2 bathrooms and separate basement access for the potential to suite. The oversized single detached garage is insulated and equipped with in floor heating, wired for cable, speakers, and 220 Volt electrical making it an ideal area for a craftsman/artist. With stunning views of downtown and East Village, combined with a trendy, desirable location in the heart of Renfrew, which offers a plethora of amenities (Renfrew Aquatic Centre and Recreation Centre, shopping restaurants, parks, paths, etc), the opportunities are endless. Don't miss this opportunity to build your dream home or redevelop multi-family. Please Note: If driving by or visiting the open house, Google does not like this address. Please use the following coordinates:

<https://maps.app.goo.gl/yqmB5HaMxwW5QnXi9>. (id:6769)

4pc Bathroom 6.92 Ft x 7.17 Ft

Bedroom 11.08 Ft x 10.92 Ft

Bedroom 10.75 Ft x 11.58 Ft

Recreational, Games room 18.75 Ft x 24.92 Ft

Furnace 11.42 Ft x 16.25 Ft

4pc Bathroom 6.50 Ft x 4.92 Ft

Bedroom 10.25 Ft x 9.17 Ft

Dining room 10.17 Ft x 10.17 Ft

Kitchen 11.17 Ft x 11.33 Ft

Living room 19.17 Ft x 10.75 Ft

Primary Bedroom 10.17 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<https://www.pamelabalkwill.com/>

**RE/MAX Realty Professionals**

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

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