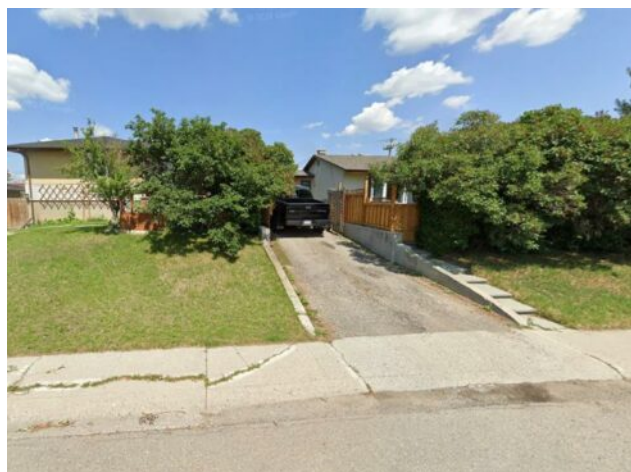


2718 9 Avenue SE
Calgary, Alberta

MLS # A2235528



\$680,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	704 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

ust 400 meters from Franklin LRT Station, this prime location offers unmatched convenience: only 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, and 15 minutes to Calgary International Airport. The property backs directly onto open green space, providing all future units with unobstructed downtown and mountain views — a rare amenity in inner-city living. Surrounded by key employment hubs, including major engineering and industrial firms like Wood, Emerson, and Spartan Controls, the area supports strong and stable rental demand. This shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed. Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary's evolving urban core.