

**2712 9 Avenue SE
Calgary, Alberta**

MLS # A2235539



\$680,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1966 (59 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 2712 9 Avenue SE – a beautifully maintained and move-in-ready bungalow located in the vibrant and conveniently situated community of Albert Park/Radisson Heights. This charming home features a spacious and bright main floor with 2 bedrooms, 1 full bathroom, and a large living area filled with natural light. The kitchen offers ample cabinet space, updated appliances, and cozy dining space perfect for everyday living. Downstairs, a fully developed legal basement suite with a separate entrance adds tremendous value, offering 2 additional bedrooms, a full bath, kitchen, and living area – ideal for extended family, guests, or potential rental income. Enjoy the peaceful, tree-lined street, a generous lot with a private backyard, and off-street parking. With quick access to major routes, the Franklin LRT Station, downtown Calgary, schools, parks, and shopping are all just minutes away – making this an ideal home for families, professionals, or investors. Whether you’re looking for a comfortable primary residence or a smart income-generating property, this charming bungalow checks all the boxes.