

**116 9 Avenue NE  
Calgary, Alberta****MLS # A2245778****\$949,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                                      |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 1,992 sq.ft.                                          | <b>Age:</b>   | 1927 (98 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level                           |               |                   |

|                    |                     |                   |      |
|--------------------|---------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Unfinished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks         |                   |      |

**Inclusions:** None

Prime Crescent Heights location. Just off Centre Street, and a quick walk downtown. Total of 1992 SQF of living space. You will love this 1 and half storey home. FULL 50'x120' Lot. New exterior stucco, new roof, new furnace. This three bedroom plus den house has 9 ft main floor ceilings & new floors, living room with a fireplace, great size dinner room, new kitchen with breakfast nook , patio door to a new deck, main floor full bath, good size loft. Bedrooms are good size, newer double detach garage. Great square footage with excellent spacious layout. Call for a viewing today.