

# \$724,500 - 2118 9 Avenue Se, Calgary

MLS® #A2210048

**\$724,500**

3 Bedroom, 1.00 Bathroom, 989 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

PRICE ADJUSTMENT \*\* OPEN HOUSE:

MAY 3rd from 1pm-3pm \*\* Welcome home to

Inglewood's most sought pocket directly across from green space and steps to the river! UPGRADES to this dream character

home include: FURNACE (2023); HOT WATER TANK (2023); ROOF/ SHINGLES

(2019); BACKYARD LANDSCAPING AND TURF (2023); NEW PAINT/ KITCHEN

UPDATES/ LIGHT FIXTURES/ BUILT INS for UPPER BEDROOMS/ CUSTOM

WOODWORK...and SO MUCH MORE!

Nestled in the vibrant community of Inglewood and overlooking the serene bird sanctuary and nature reserve, this charming

one-and-a-half-story home is full of thoughtful upgrades throughout. A sunny, south-facing

veranda invites you in, leading to a bright, open-concept interior featuring neutral tones

and an abundance of natural light. The functional kitchen offers generous cabinetry,

granite countertops, and a stylish tile backsplash. A combined laundry and mudroom

completes the main level. Upstairs, you'll find three cozy bedrooms and a full

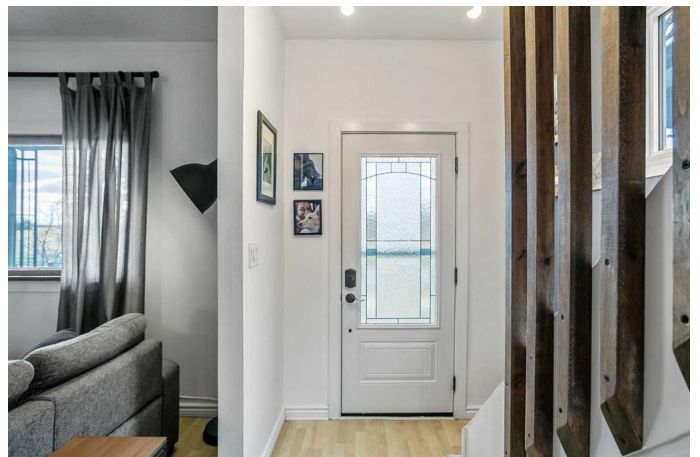
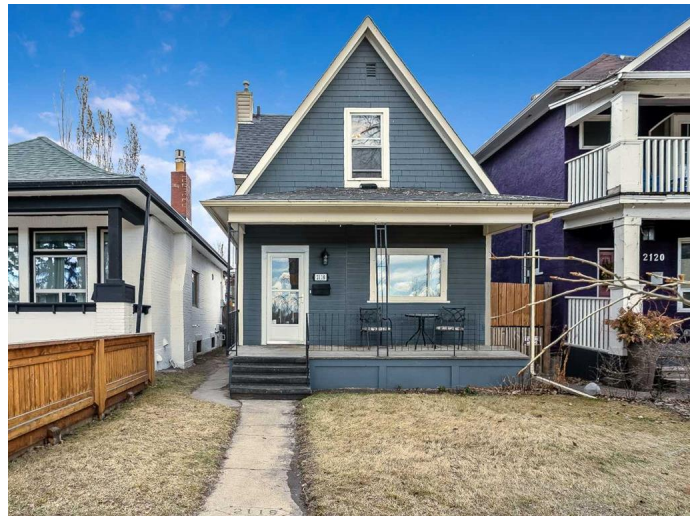
4-piece bathroom. Wardrobes and new wood desks/built ins allow for a move-in ready feel.

The spacious, turfed and landscaped yard is ready for enjoyment with minimal annual

maintenance. The private, fully fenced backyard features a large deck with pergola

(included), firepit area and a double detached, heated and insulated garage—perfect for

outdoor living. All just a short walk to the river,



Harvey Passage, the bird sanctuary and the nature reserve across the street which means no neighbors across from the property and watching the expansive sunsets from your front porch. Unfinished basement ideal for a gym/ rec area and ample storage. This home is a rare gem in this quiet pocket of this top inner city community and move in ready for the next happy homeowner. Biking paths, tennis court, schools, bus routes and steps to Inglewood's trendy shops, cafes, and restaurants.... makes this a dream come true destination and property. Welcome HOME!

Built in 1911

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210048    |
| Price          | \$724,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 989         |
| Acres          | 0.07        |
| Year Built     | 1911        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2118 9 Avenue Se |
| Subdivision | Inglewood        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 0V6          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                                      |
|--------------|------------------------------------------------------|
| Parking      | Double Garage Detached, Garage Faces Rear, Oversized |
| # of Garages | 2                                                    |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Views, Conservation |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Wood Frame, Wood Siding                                                          |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | R-CG             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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