

# \$680,000 - 2712 9 Avenue Se, Calgary

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MLS® #A2235539

**\$680,000**

2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to 2712 9 Avenue SE â€” 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 â€” 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 â€” making this an ideal home for families, professionals, or investors.

Whether youâ€™re looking for a comfortable primary residence or a smart income-generating property, this charming bungalow checks all the boxes.

Built in 1966

## Essential Information



MLS® #	A2235539
Price	\$680,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2712 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2025

Days on Market            16

Zoning                        R-CG

### **Listing Details**

Listing Office                TrustPro Realty

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