

# \$749,900 - 3203 9 Street Nw, Calgary

MLS® #A2194207

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.12 Acres

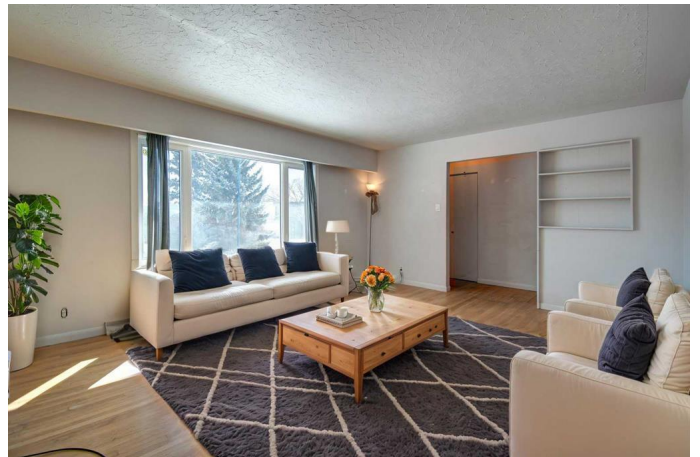
Cambrian Heights, Calgary, Alberta

Tremendous LOCATION in highly desirable inner city Cambrian Heights! Steps to Confederation Park and Queens Park off leash, this 50' x 103' rectangular corner lot may well be what you have been seeking all along. The existing dwelling has been well maintained over the years, providing some very good options for renovation or future development. This is also an ideal holding property until you are ready to take the next step. The main level boasts hardwood flooring coverage throughout and includes a generous sized living room, 3 bedrooms, a full bathroom, and kitchen with eating area. Lower level space has a large recreation room, workout area, 3 piece bathroom, and den area with egress window, which can easily be converted to a 4th bedroom. Oversized double garage is simply icing on the cake. Newer shingles, eavestrough, windows, hot water heater. This property is located on a quiet street close to downtown, all levels of area schools, SAIT, University of Calgary, golf courses, shopping, the Calgary Winter Club.....the list goes on. This is a must see inner city opportunity that cannot be overlooked.

Built in 1957

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2194207  |
| Price  | \$749,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,089       |
| Acres          | 0.12        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3203 9 Street Nw |
| Subdivision | Cambrian Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 1H1          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, See Remarks, Storage                             |
| Appliances        | Dishwasher, Refrigerator, Garage Control(s), Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Corner Lot, City Lot            |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Stucco, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 73

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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