

\$575,000 - 322 9 Avenue Ne, Calgary

MLS® #A2236575

\$575,000

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.07 Acres

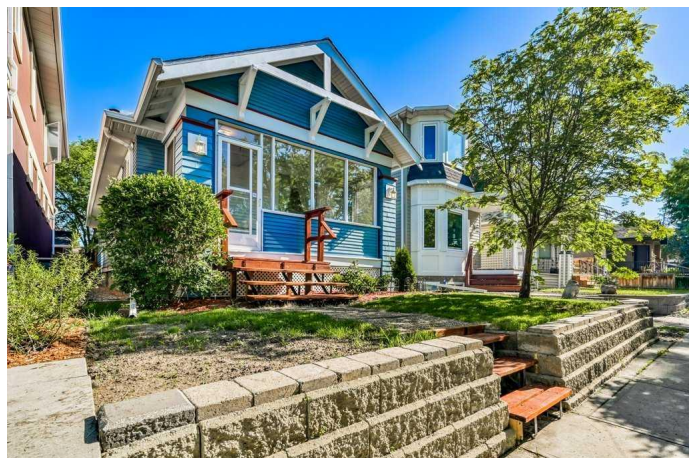
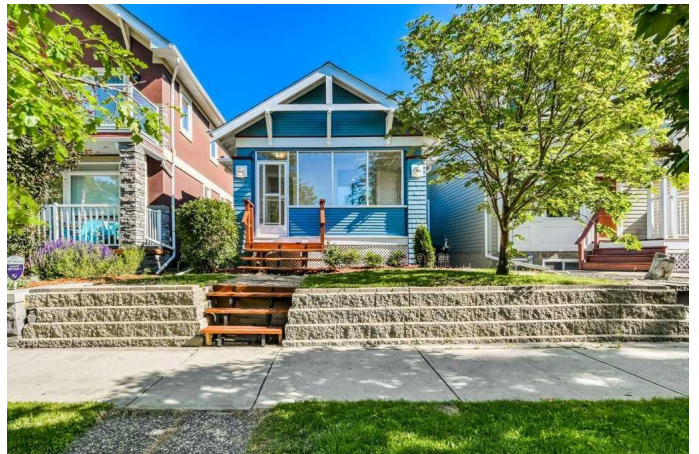
Crescent Heights, Calgary, Alberta

Welcome to 322 9 Ave NE, a charming bungalow on a quiet tree-lined street in Crescent Heights, just minutes from downtown. Thoughtfully expanded with a bright rear addition, this home offers a spacious open-concept living area with oversized windows overlooking the freshly painted deck and private backyard – perfect for relaxing or entertaining. The main floor features two generous bedrooms, a full bathroom, and a kitchen updated from original, complete with a gas stove and breakfast bar. Fresh paint throughout adds a clean, move-in-ready feel. Downstairs you’ll find a spacious bedroom with a walk-in closet, a 3-piece bathroom with double vanities and a walk-in shower, a laundry/utility room, and a separate storage closet. Updated basement windows let in plenty of natural light. At the front of the home, a fully enclosed porch with swing-open windows adds a cozy bonus space – ideal as a reading nook, mudroom, or spot to enjoy the summer breeze. Additional highlights include a newer roof (replaced four years ago), a backyard storage shed, and an unbeatable location near Rotary Park, schools, Centre Street, and Edmonton Trail.

Built in 1912

Essential Information

| | |
|--------|-----------|
| MLS® # | A2236575 |
| Price | \$575,000 |



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,017 |
| Acres | 0.07 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 322 9 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 3E4 |

Amenities

| | |
|----------------|---------------------------|
| Parking Spaces | 1 |
| Parking | Alley Access, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Ceiling Fan(s), Laminate Counters |
| Appliances | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Private, Rectangular Lot, Street Lighting, Treed, Lawn |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 59 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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