

# \$749,000 - 2118 9 Avenue Se, Calgary

MLS® #A2210048

**\$749,000**

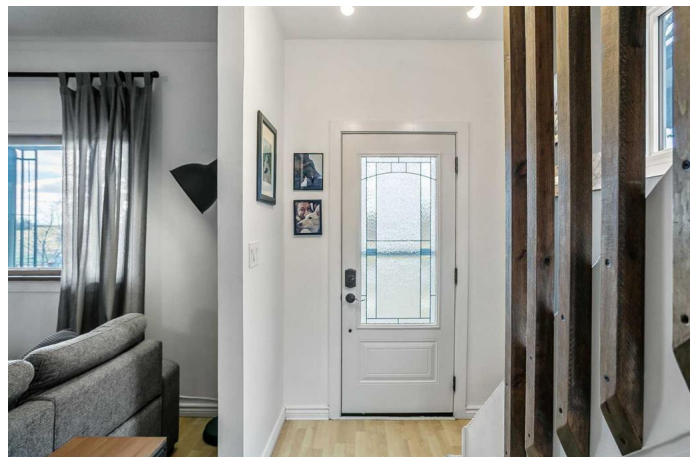
3 Bedroom, 1.00 Bathroom, 989 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

**\*\* OPEN HOUSE: APRIL 19th from 1pm-3pm**

**\*\* Welcome home to Inglewood more sought after area 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	\$749,000
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, Conservation, Front Yard, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 15

Zoning R-CG

### **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.