

# \$638,800 - 111 9 Avenue Ne, Calgary

MLS® #A2255059

**\$638,800**

2 Bedroom, 1.00 Bathroom, 1,025 sqft  
Residential on 0.09 Acres

Crescent Heights, Calgary, Alberta

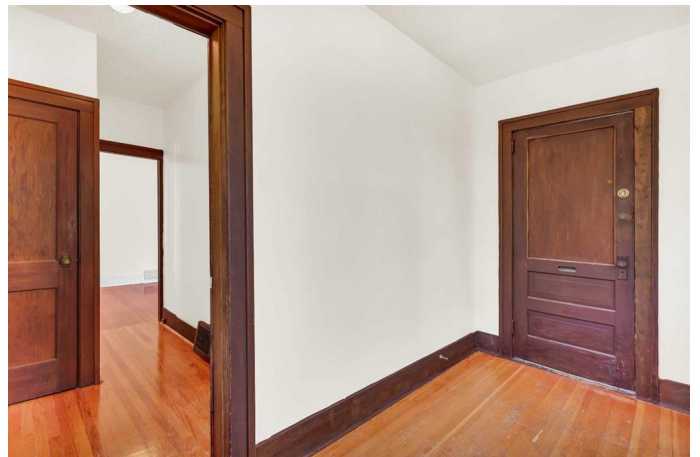
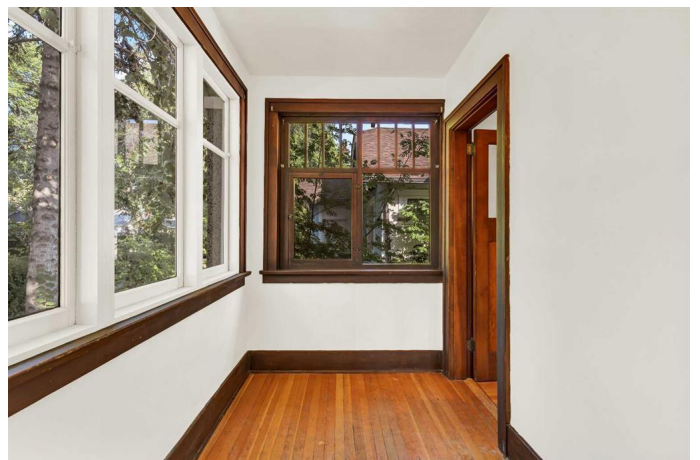
This character bungalow sits on a sunny corner lot with alley access in the heart of Crescent Heights. With timeless details, modern updates, and unbeatable walkability, it's a fantastic opportunity for homeowners and investors alike.

Inside, you'll find gleaming hardwood floors, original wood trim, and oversized windows that flood the home with natural light. The spacious living room features a decorative fireplace framed by built-ins, while the dining area and vintage kitchen with built-in breakfast nook add to the charm. Two well-sized bedrooms and a full bathroom with clawfoot tub complete the main floor.

The lower level is bright, open, and exceptionally clean, ideal for laundry, storage, or future development to suit your needs.

Step outside and enjoy one of Calgary's most vibrant communities: just steps from Tokyo Street Market, coffee shops, grocery stores, and countless restaurants. Parks, schools, and downtown are only minutes away, offering both convenience and community.

Whether you're looking for a move-in ready home full of character, a rental investment, or a future building site, this property offers excellent redevelopment potential on a corner lot with a partial city view



in one of Calgary’s most sought-after inner-city neighbourhoods.

Built in 1928

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255059    |
| Price          | \$638,800   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,025       |
| Acres          | 0.09        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 111 9 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E0V3           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan, Soaking Tub                            |
| Appliances        | Refrigerator, Washer/Dryer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 39                  |
| Zoning         | R-CG                |

## Listing Details

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

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