

# \$949,900 - 116 9 Avenue Ne, Calgary

MLS® #A2245778

**\$949,900**

4 Bedroom, 2.00 Bathroom, 1,992 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

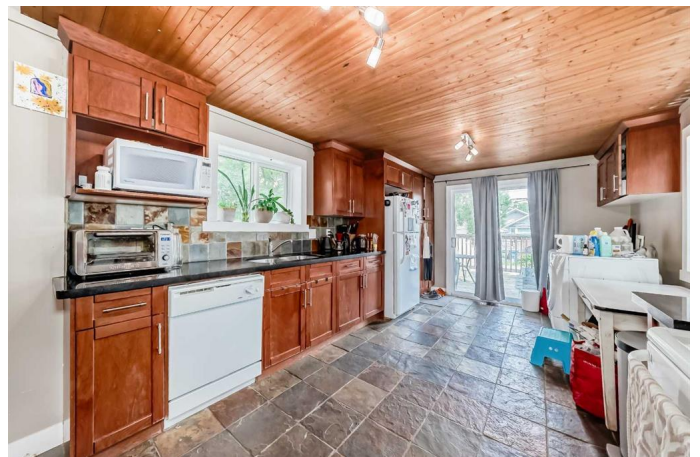
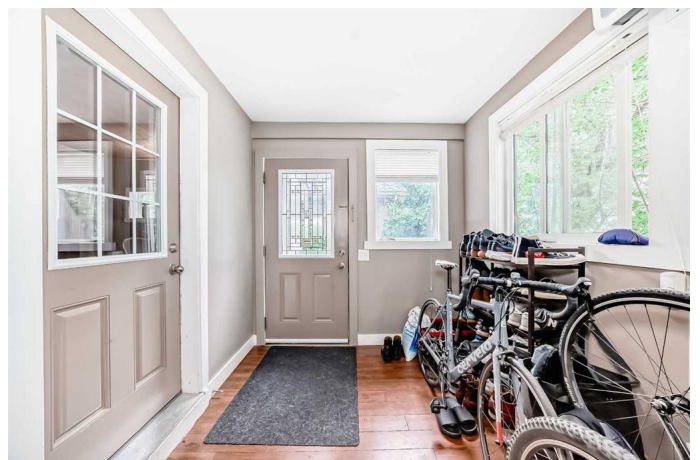
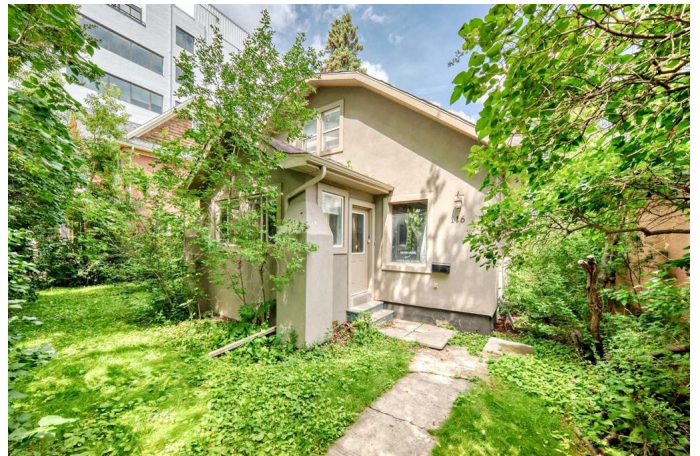
Prime Crescent Heights location. Just off Centre Street, and a quick walk downtown. Total of 1992 SQF of living space. You will love this 1 and half storey home. FULL 50'x120' Lot. New exterior stucco, new roof, new furnace. This three bedroom plus den house has 9 ft main floor ceilings & new floors, living room with a fireplace, great size dinner room, new kitchen with breakfast nook , patio door to a new deck, main floor full bath, good size loft. Bedrooms are good size, newer double detach garage. Great square footage with excellent spacious layout. Call for a viewing today.

Built in 1927

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245778          |
| Price          | \$949,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,992             |
| Acres          | 0.14              |
| Year Built     | 1927              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 116 9 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E0V2           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, RV Access/Parking, Single Garage Detached |
| # of Garages   | 2                                                     |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Partial, Unfinished                        |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Stucco                      |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 35               |
| Zoning         | R-CG             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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