



\$ 529,000.00

## 2116 9 AVENUE SE CALGARY

<https://paulbrinton.com>

This is your chance to live in one of Calgary's most COVETED LOCATIONS in Inglewood! Situated on a lovely TREE-LINED STREET across from the Bird Sanctuary, this exquisite and one-of-a-kind home is a true masterpiece. Built in 1912 and carefully restored over the years, this BRICK BUNGALOW features an Asian...

- 2 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1147995

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 19:14:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 1

**Date added:** 09/27/21

**Lot size:** 3251 sq ft

**Year built:** 1912

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Decorative, Living Room, None

**Exterior Features:** Fire Pit, Garden, Private Yard

**District:** CAL Zone CC

**Interior Features:** Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Crown Molding, French Door, High Ceilings, Metal Counters, Natural Woodwork, Open Floorplan, Pantry, Sump Pump(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Flooring:** Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** Window Unit(s)

**Lot Features:** Back Lane, Back Yard, Environmental Reserve, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas



## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement, See Remarks

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Construction Materials:** Brick,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings

**Subdivision Name:** Inglewood

**Lot Size Acres:** 0.07

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 561.09

**Photo Count:** 50

**Unit Exposure:** N,NE,S,SW

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 960.63

**Structure Type:** House

**Restrictions:** None Known

