

# \$749,900 - 3203 9 Street Nw, Calgary

MLS® #A2194207

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.12 Acres

Cambrian Heights, Calgary, Alberta

Tremendous LOCATION in highly desirable inner city Cambrian Heights! Steps to Confederation Park and Queens Park off leash, this 50' x 103' rectangular corner lot may well be what you have been seeking all along. The existing dwelling has been well maintained over the years, providing some very good options for renovation or future development. This is also an ideal holding property until you are ready to take the next step. The main level boasts hardwood flooring coverage throughout and includes a generous sized living room, 3 bedrooms, a full bathroom, and kitchen with eating area. Lower level space has a large recreation room, workout area, 3 piece bathroom, and den area with egress window, which can easily be converted to a 4th bedroom. Oversized double garage is simply icing on the cake. Newer shingles, eavestrough, windows, hot water heater. This property is located on a quiet street close to downtown, all levels of area schools, SAIT, University of Calgary, golf courses, shopping, the Calgary Winter Club.....the list goes on. This is a must see inner city opportunity that cannot be overlooked.

Built in 1957

## Essential Information

MLS® #	A2194207
Price	\$749,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.12
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3203 9 Street Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1H1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	59
Zoning	R-CG

### **Listing Details**

Listing Office      RE/MAX House of Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.