

# \$680,000 - 2718 9 Avenue Se, Calgary

MLS® #A2235528

## \$680,000

2 Bedroom, 1.00 Bathroom, 704 sqft  
Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Just 400 meters from Franklin LRT Station, this prime location offers unmatched convenience: only 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, and 15 minutes to Calgary International Airport. The property backs directly onto open green space, providing all future units with unobstructed downtown and mountain views – a rare amenity in inner-city living.

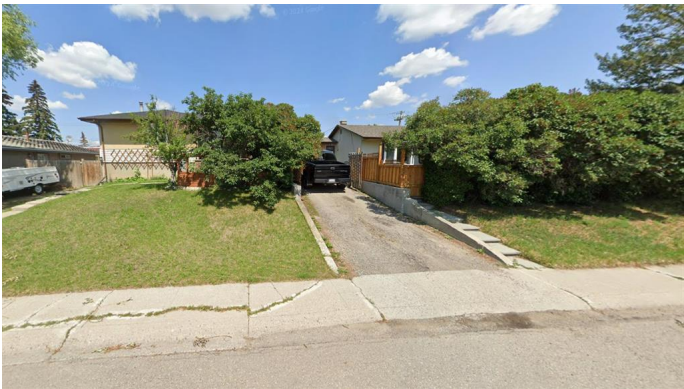
Surrounded by key employment hubs, including major engineering and industrial firms like Wood, Emerson, and Spartan Controls, the area supports strong and stable rental demand. This shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed.

Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary’s evolving urban core.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235528  |
| Price          | \$680,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 704       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1953        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2718 9 Avenue Se             |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0B7                      |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 53             |
| Zoning         | R-CG           |

### **Listing Details**

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