

322 9 Avenue NE
Calgary, Alberta

MLS # A2258199



\$575,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 322 9 Ave NE, a charming bungalow on a quiet tree-lined street in Crescent Heights, just minutes from downtown. Thoughtfully expanded with a bright rear addition, this home offers a spacious open-concept living area with oversized windows overlooking the freshly painted deck and private backyard — perfect for relaxing or entertaining. The main floor features two generous bedrooms, a full bathroom, and a kitchen updated from original, complete with a gas stove and breakfast bar. Fresh paint throughout adds a clean, move-in-ready feel. Downstairs you’ll find a spacious bedroom with a walk-in closet, a 3-piece bathroom with double vanities and a walk-in shower, a laundry/utility room, and a separate storage closet. Updated basement windows let in plenty of natural light. At the front of the home, a fully enclosed porch with swing-open windows adds a cozy bonus space — ideal as a reading nook, mudroom, or spot to enjoy the summer breeze. Additional highlights include a newer roof (replaced four years ago), a backyard storage shed, and an unbeatable location near Rotary Park, schools, Centre Street, and Edmonton Trail.