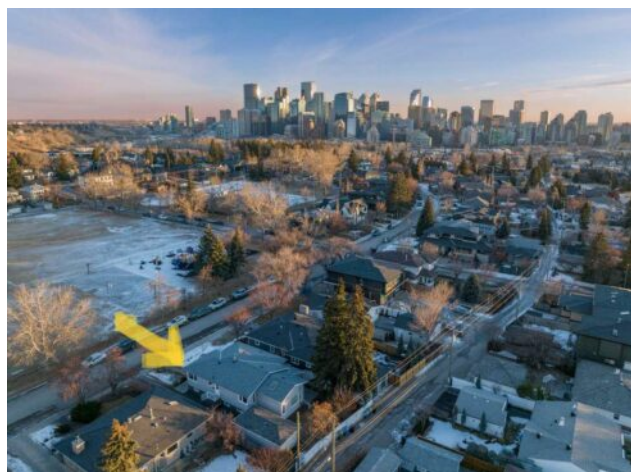


1317 9 Street NW  
Calgary, Alberta

MLS # A2281333



**\$1,275,888**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Alex Duetto Espresso Machine, Mirror in front entrance

**PUBLIC OPEN HOUSE:** January 31, 2026 between 2:00-4:00pm. Beautifully maintained 4 bedroom bungalow in a prime inner-city location, directly across from the Rosedale K&ndash;9 schoolyard and playground. In mint-condition, this home features a thoughtfully redesigned kitchen (2012) with a central island and high-end Bosch appliances, perfect for both everyday living and entertaining. The main floor offers a welcoming, bright living room, spacious dining area, and a generous primary bedroom complete with a private ensuite. Large windows throughout flood the home with natural light, highlighting the oak hardwood floors and the high-efficiency wood-burning fireplace. The fully developed basement includes two additional bedrooms, bathroom, Recreation/games room, laundry, and utility room&mdash;ideal for guests or extended family. Enjoy warm summer evenings in the west-facing backyard, complete with low-maintenance front and rear decks that capture both morning and evening sun. A large single garage plus driveway provides convenient off-street parking. Located in one of the most desirable neighborhoods in the inner-city north, this home is close to SAIT, LRT, the University of Calgary, Foothills Hospital and Children's Hospital. The Rosedale Tennis Club, and Community centre is just half a block away, plus easy access to Kensington restaurants, coffee bistro&rsquo;s, and shopping. Commuting is a breeze - walking distance to downtown and the stunning Crescent Road vista views make this property ideal for vibrant urban living.