

# \$605,000 - 322 9 Avenue Ne, Calgary

MLS® #A2236575

## \$605,000

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.07 Acres

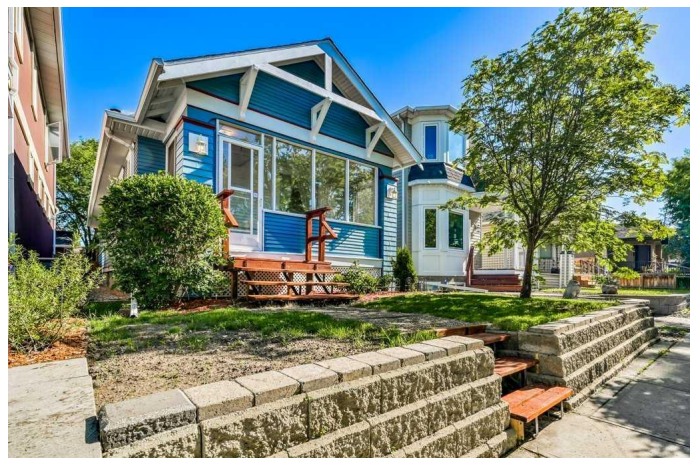
Crescent Heights, Calgary, Alberta

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.

Built in 1912

## Essential Information

MLS® #	A2236575
Price	\$605,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	322 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3E4

### Amenities

Parking	On Street, None
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### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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