$724,500 - 2118 9 Avenue Se, Calgary

MLS® #A2210048

$724,500

3 Bedroom, 1.00 Bathroom, 989 sqft
Residential on 0.07 Acres

Inglewood, Calgary, Alberta

PRICE ADJUSTMENT ** OPEN HOUSE: MAY 3rd from 1pm-3pm ** Welcome home to Inglewood's most sought pocket directly across from green space and steps to the river! UPGRADES to this dream character home include: FURNACE (2023); HOT WATER TANK (2023); ROOF/ SHINGLES (2019); BACKYARD LANDSCAPING AND TURF (2023); NEW PAINT/ KITCHEN UPDATES/ LIGHT FIXTURES/ BUILT INS for UPPER BEDROOMS/ CUSTOM WOODWORK...and SO MUCH MORE! Nestled in the vibrant community of Inglewood and overlooking the serene bird sanctuary and nature reserve, this charming one-and-a-half-story home is full of thoughtful upgrades throughout. A sunny, south-facing veranda invites you in, leading to a bright, open-concept interior featuring neutral tones and an abundance of natural light. The functional kitchen offers generous cabinetry, granite countertops, and a stylish tile backsplash. A combined laundry and mudroom completes the main level. Upstairs, you'll find three cozy bedrooms and a full 4-piece bathroom. Wardrobes and new wood desks/built ins allow for a move-in ready feel. The spacious, turfed and landscaped yard is ready for enjoyment with minimal annual maintenance. The private, fully fenced backyard features a large deck with pergola (included), firepit area and a double detached, heated and insulated garageâ€"perfect for outdoor living. All just a short walk to the river,
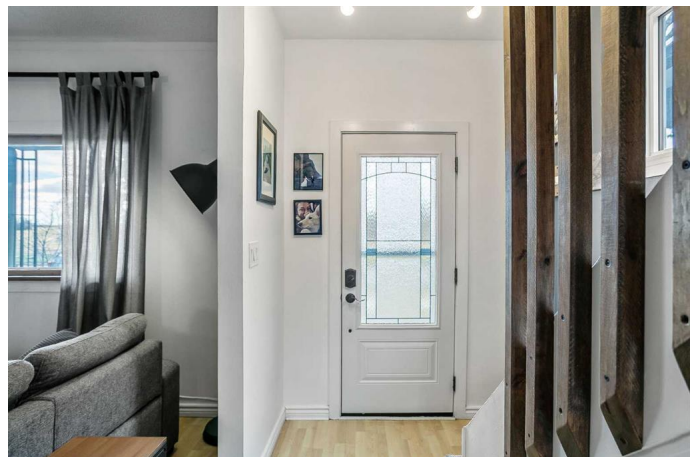
Harvey Passage, the bird sanctuary and the nature reserve across the street which means no neighbors across from the property and watching the expansive sunsets from your front porch. Unfinished basement ideal for a gym/ rec area and ample storage. This home is a rare gem in this quiet pocket of this top inner city community and move in ready for the next happy homeowner. Biking paths, tennis court, schools, bus routes and steps to Inglewoodâ€™s trendy shops, cafes, and restaurants.... makes this a dream come true destination and property. Welcome HOME!

Built in 1911

Essential Information

MLS® #	A2210048
Price	$724,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	989
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2118 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0V6

Amenities

Parking Spaces	2

Parking	Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Views, Conservation
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District