

**3215 9 Street NW**  
**Calgary, Alberta**

**MLS # A2287710**



**\$759,900**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** refrigerator, range

Renovated bungalow perfectly positioned on a sunny corner lot with alley access and picturesque park views. This home blends timeless charm with modern updates, offering versatility for families, investors, or those seeking additional income potential. The main floor features rich hardwood flooring, two spacious bedrooms plus a dedicated office, and a stylish 4-piece bathroom. The renovated kitchen is both functional and elegant, complete with quartz countertops, a gas stove, and ample cabinetry &mdash; ideal for everyday living and entertaining. A cozy wood-burning fireplace anchors the living space, adding warmth and character. Step outside to enjoy the brand-new front porch overlooking the park &mdash; the perfect spot for morning coffee. The property also includes a detached single-car garage with convenient alley access. Downstairs, the fully LEGAL basement suite offers a separate entrance, providing excellent rental potential or private space for extended family. An exceptional opportunity in a sought-after NW location.