

**3203 9 Street NW**  
**Calgary, Alberta**

**MLS # A2291660**



**\$700,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance		

**Inclusions:** N/A

Exceptional location, and long-term potential come together in this prime inner-city property. Just steps from Confederation Park and the Queen's Park off-leash area, this 50' x 103' corner lot with R-CG zoning offers incredible flexibility—renovate, redevelop, or hold with confidence for future plans. The home welcomes you with hardwood flooring throughout, a spacious living room, three comfortable bedrooms, a full bathroom, and a bright kitchen with an eating area. Downstairs, the possibilities continue with a separate entrance, a large recreation room, dedicated workout space, a 3-piece bathroom, and a den with an egress window—ready to function as a fourth bedroom if desired. The oversized double garage could easily become a mechanic's dream workspace. Ideally located on a quiet street short drive to downtown Calgary, SAIT, U of C, multiple schools, golf courses, shopping, and the Calgary Winter Club, this property delivers outstanding everyday convenience and long-term value. A rare opportunity in one of Calgary's most desirable inner-city pockets. Don't miss it. Disclaimer: Some photos have been virtually staged to illustrate potential use of certain spaces.