

\$680,000 - 2712 9 Avenue Se, Calgary

MLS® #A2235539

\$680,000

2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to 2712 9 Avenue SE â€” a beautifully maintained and move-in-ready bungalow located in the vibrant and conveniently situated community of Albert Park/Radisson Heights. This charming home features a spacious and bright main floor with 2 bedrooms, 1 full bathroom, and a large living area filled with natural light. The kitchen offers ample cabinet space, updated appliances, and cozy dining space perfect for everyday living.

Downstairs, a fully developed legal basement suite with a separate entrance adds tremendous value, offering 2 additional bedrooms, a full bath, kitchen, and living area â€” ideal for extended family, guests, or potential rental income.

Enjoy the peaceful, tree-lined street, a generous lot with a private backyard, and off-street parking. With quick access to major routes, the Franklin LRT Station, downtown Calgary, schools, parks, and shopping are all just minutes away â€” making this an ideal home for families, professionals, or investors.

Whether youâ€™re looking for a comfortable primary residence or a smart income-generating property, this charming bungalow checks all the boxes.

Built in 1966

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2235539 |
| Price | \$680,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 969 |
| Acres | 0.14 |
| Year Built | 1966 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2712 9 Avenue Se |
| Subdivision | Albert Park/Radisson Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 0B7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Oven |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025
Days on Market 47
Zoning R-CG

Listing Details

Listing Office TrustPro Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.