

**2833 9 Avenue SE**  
**Calgary, Alberta**

**MLS # A2252530**



**\$888,000**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights                                 |               |                   |
| <b>Type:</b>     | Residential/Duplex                                           |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                              |               |                   |
| <b>Size:</b>     | 1,781 sq.ft.                                                 | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 8                                                            | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Detached                                       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters                              |                   |      |

**Inclusions:** N/A

Investor's opportunity! R-CG zoned 4 units Full Duplex, both upstairs units boast original hardwood flooring, large bright windows and 2 generously sized bedrooms. Both basement legal suites have 2 bedrooms and large living rooms. Walking distance to Franklin C-Train station, Radisson Park School, Memorial Drive, Shopping, Restaurants and with quick Downtown access. Live in one unit and rent others or use entirely as income property. All appliances: Fridge x4, Rang x4, Hood Fan x3, Washer/Dryer x4, are included and will be as is condition. Back building windows are new, 2024. Oversized double detached garage could bring additional rental income.