

# \$680,000 - 2714 9 Avenue Se, Calgary

MLS® #A2236525

**\$680,000**

3 Bedroom, 2.00 Bathroom, 1,521 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

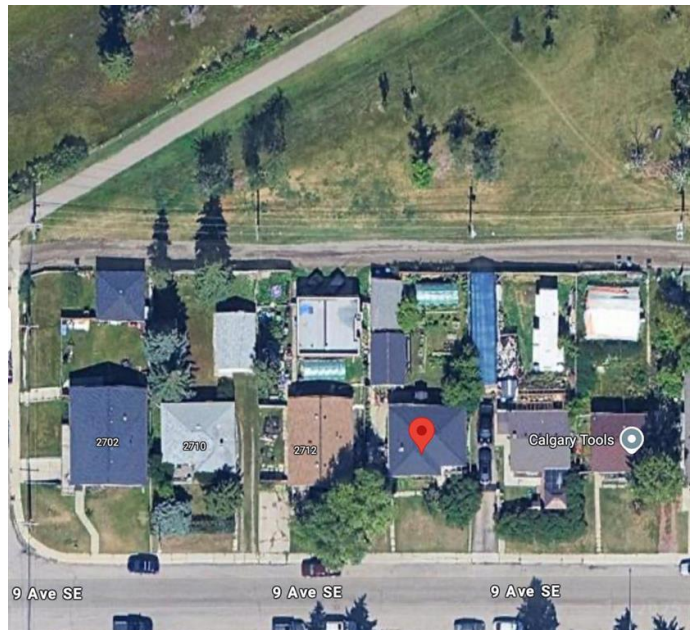
Charming Bungalow with Suite & Garage in SE Calgary!

Welcome to 2714 9 Ave SE – a well-kept bungalow offering flexibility and value in a convenient location. The main floor features 2 comfortable bedrooms, a bright 4-piece bathroom, and a spacious living/dining area with a functional kitchen. The fully developed basement includes a 1-bedroom suite with a 3-piece bathroom, perfect for extended family or rental potential (illegal suite). Enjoy the added bonus of a single detached garage, a private backyard, and rear lane access. Just minutes from downtown, transit, parks, and schools – this home is a fantastic opportunity for homeowners and investors alike!

Built in 1959

## Essential Information

MLS® #	A2236525
Price	\$680,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,521
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

### Community Information

Address	2714 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B7

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Washer, Convection Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame, Asphalt
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	11
Zoning	R-CG

### Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.