

# \$600,000 - 2004 9 Avenue Se, Calgary

MLS® #A2200829

## \$600,000

4 Bedroom, 1.00 Bathroom, 1,044 sqft  
Residential on 0.09 Acres

Inglewood, Calgary, Alberta

Legal Suited Up/Down Bi-level on a corner lot in the community of Inglewood. Main floor features a three bedroom 1,044 Sqft suite with hardwood & tile floors, four piece bathroom, dining room, full kitchen and living room with large South facing windows. Wrap around 23' X 27' foot deck. Separate entrance Basement Suite with full kitchen & dining area. One bedroom with den/office and living room and four piece bathroom. Natural light, storage and shared laundry. Off street parking for three vehicles. Property is well maintained with long term tenants wishing to stay, but vacancy available. Suite is Legal Conforming and Permit Number # 5365. Investment revenue or great home to live and rent a suite for income. Please see full Virtual Tour!

Built in 1957

### Essential Information

MLS® #	A2200829
Price	\$600,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	0.09
Year Built	1957
Type	Residential



Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	2004 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0V5

### **Amenities**

Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad, Additional Parking, Multiple Driveways, Paved

### **Interior**

Interior Features	Built-in Features, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Corner Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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