

\$888,000 - 2833&2835 9 Avenue Se, Calgary

MLS® #A2252530

\$888,000

8 Bedroom, 4.00 Bathroom, 3,384 sqft
Residential on 0.14 Acres

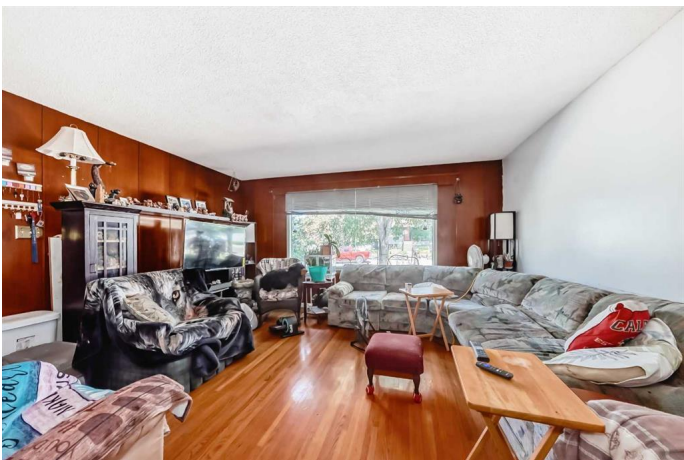
Albert Park/Radisson Heights, Calgary, Alberta

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. Roof was replaced in 2021, 3 sets of washer/dryer are new. Back building windows are new, 2024. Oversized double detached garage could bring additional rental income.

Built in 1962

Essential Information

MLS® #	A2252530
Price	\$888,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	3,384
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Duplex



Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2833&2835 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Evertrust Realty
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