



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2718 9 Avenue SE
Calgary, Alberta

MLS # A2235528



\$680,000

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

ust 400 meters from Franklin LRT Station, this prime location offers unmatched convenience: only 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, and 15 minutes to Calgary International Airport. The property backs directly onto open green space, providing all future units with unobstructed downtown and mountain views — a rare amenity in inner-city living. Surrounded by key employment hubs, including major engineering and industrial firms like Wood, Emerson, and Spartan Controls, the area supports strong and stable rental demand. This shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed. Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary’s evolving urban core.