



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

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2714 9 Avenue SE  
Calgary, Alberta

MLS # A2236525



**\$680,000**

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Asphalt, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Charming Bungalow with Suite & Garage in SE Calgary! Welcome to 2714 9 Ave SE &mdash; 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 &mdash; this home is a fantastic opportunity for homeowners and investors alike!