# \$824,900 - 1623 9 Street Nw, Calgary

MLS® #A2195084

# \$824,900

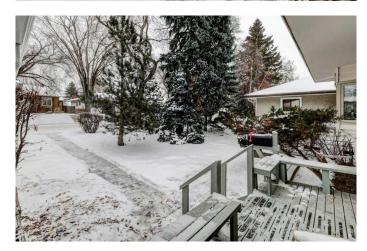
4 Bedroom, 2.00 Bathroom, 1,148 sqft Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Attention builders, investors or homeowners looking to build your dream house. This is an amazing and RARE re-development opportunity! Lot is 50' X 120' with west facing backyard and rear lane in the prestigious inner city community of ROSEDALE. Owner lived here since 1973 in it's present condition. Charm and character abound in this 1950 built bungalow in mostly original condition with hardwood floors, sculpted ceilings and arched doorways. 2 spacious bedrooms on the main floor with another 2 bedrooms in the finished basement with walkout entrance and enclosed porch to the backyard. Single attached garage. Rosedale is a highly sought after neighborhood for executive, single family home redevelopments. Superb location within walking/biking distance to SAIT, downtown, Kensington shops & restaurants, Rosedale K-9 school, and Crescent Road Ridge (McHugh Bluff) walking paths with amazing city/downtown views. Close proximity to Foothills and Children's Hospitals, University of Calgary, Market Mall. Call today for your private showing.







Built in 1950

### **Essential Information**

MLS® # A2195084 Price \$824,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,148
Acres 0.14
Year Built 1950

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 1623 9 Street Nw

Subdivision Rosedale
City Calgary
County Calgary
Province Alberta
Postal Code T2M 3L5

## **Amenities**

Parking Spaces 2

Parking Driveway, Front Drive, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters

Appliances Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Lawn, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 19th, 2025

56

Days on Market

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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