

# \$620,000 - 322 9 Avenue Ne, Calgary

MLS® #A2236575

**\$620,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.07 Acres

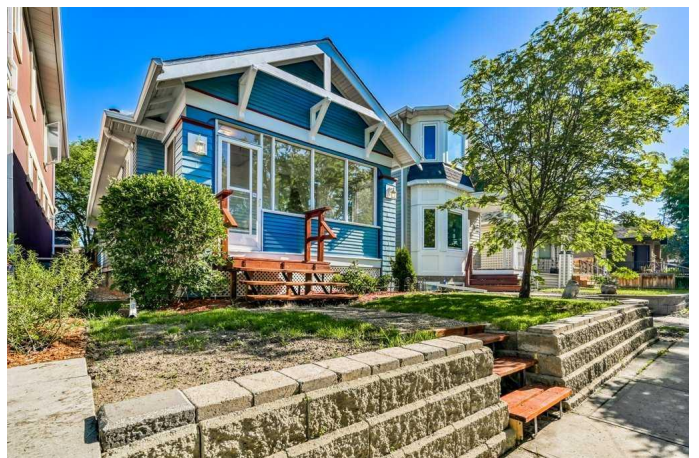
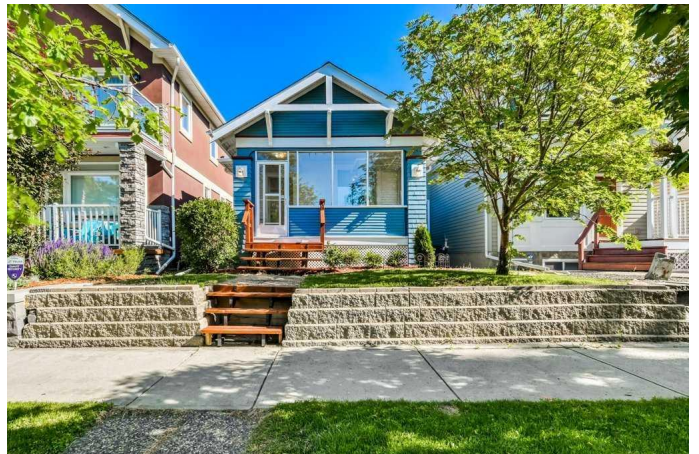
Crescent Heights, Calgary, Alberta

Welcome to 322 9 Ave NE, a charming bungalow on a quiet tree-lined street in Crescent Heights, just minutes from downtown. Thoughtfully expanded with a bright rear addition, this home offers a spacious open-concept living area with oversized windows overlooking the freshly painted deck and private backyard — perfect for relaxing or entertaining. The main floor features two generous bedrooms, a full bathroom, and a kitchen updated from original, complete with a gas stove and breakfast bar. Fresh paint throughout adds a clean, move-in-ready feel. Downstairs you'll find a spacious bedroom with a walk-in closet, a 3-piece bathroom with double vanities and a walk-in shower, a laundry/utility room, and a separate storage closet. Updated basement windows let in plenty of natural light. At the front of the home, a fully enclosed porch with swing-open windows adds a cozy bonus space — ideal as a reading nook, mudroom, or spot to enjoy the summer breeze. Additional highlights include a newer roof (replaced four years ago), a backyard storage shed, and an unbeatable location near Rotary Park, schools, Centre Street, and Edmonton Trail.

Built in 1912

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2236575  |
| Price  | \$620,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 322 9 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2P 3E4          |

### Amenities

|         |                 |
|---------|-----------------|
| Parking | None, On Street |
|---------|-----------------|

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer                                                                   |
| Heating           | Central                                                                                                                         |
| Cooling           | None                                                                                                                            |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                         |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Concrete, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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