

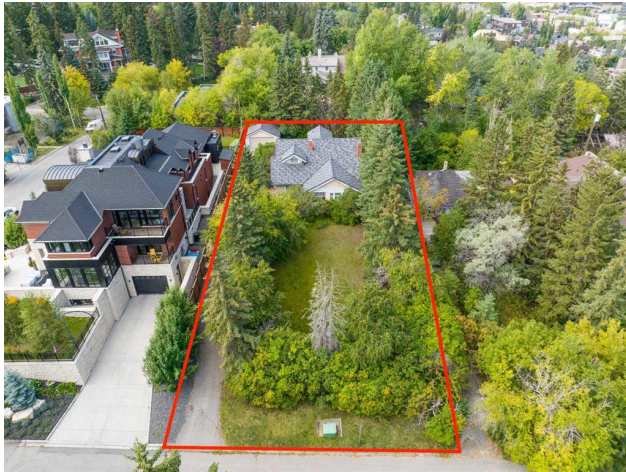


THE
A-TEAM

**RE/MAX
FIRST**

2005 9 Street, Calgary T2T 3C4

MLS®#: **A2166887** Area: **Upper Mount Royal** Listing Date: **09/23/24** List Price: **\$1,750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1925** Abv Sqft: **2,153**
 Lot Information Low Sqft:
 Lot Sz Ar: **13,142 sqft** Ttl Sqft: **2,153**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Many Trees,See Remarks**
 Park Feat: **Driveway,Single Garage Detached**

Utilities and Features

Roof: **Clay Tile** Construction: **Stucco,Wood Frame**
 Heating: **Boiler** Flooring: **Hardwood,See Remarks**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`8" x 6`7"	Bedroom	Main	11`6" x 15`9"
Bedroom	Main	13`9" x 12`0"	Dining Room	Main	14`2" x 12`10"
Foyer	Main	4`11" x 9`6"	Sunroom/Solarium	Main	11`10" x 7`8"
Kitchen	Main	15`8" x 9`10"	Living Room	Main	14`11" x 19`11"
4pc Bathroom	Upper	6`9" x 6`1"	Bedroom	Upper	11`6" x 14`9"

Bedroom - Primary
Laundry
Storage
Storage

Upper
Basement
Basement
Basement

11`8" x 19`1"
10`9" x 11`7"
8`6" x 7`6"
6`0" x 6`10"

Den
Game Room
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

8`5" x 15`0"
10`10" x 31`4"
13`4" x 6`11"
14`0" x 23`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

179R

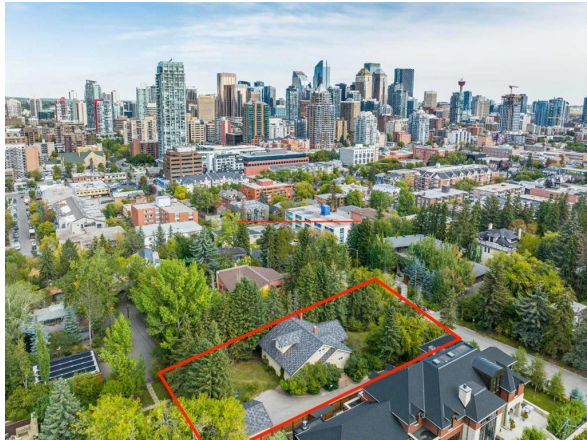
Zoning:
DC (pre 1P2007)

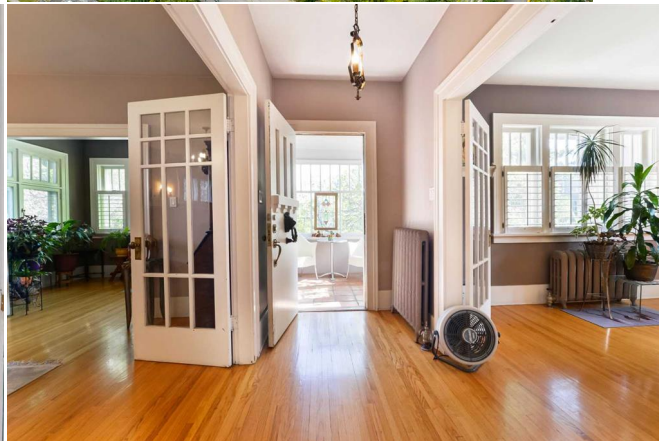
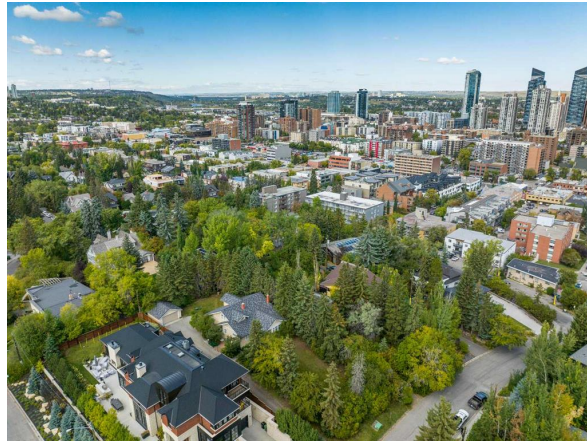
Remarks

Pub Rmks: **Phenomenal opportunity in Upper Mount Royal! Located on a very private quiet street, this massive 75 x 175 ft lot with West facing backyard and city views is rare. The original character home with timber frame construction, copper eaves troughs, a recently replaced clay tile roof, and new boiler has been lovingly maintained over the years. The main level is flooded with natural sunlight including a bright front sunroom and offers a separate dining room, living room and sunny kitchen with breakfast nook. Two main floor bedrooms and full bathroom complete the main level. The upper level offers 2 large bedrooms both with partial city views, and another full bathroom. The lower level is fully finished with a large laundry room 2 additional flex rooms and ample storage areas. Surrounded by multi-million dollar homes, this location is exceptional. Within easy walking distance to parks, all levels of schools including highly regarded Western Canada High School, numerous coffee shops, restaurants, retail, stores, and easily walkable to the downtown core. This property offers excellent accessibility and privacy in one of Calgary's most prestigious inner-city neighbourhoods.**

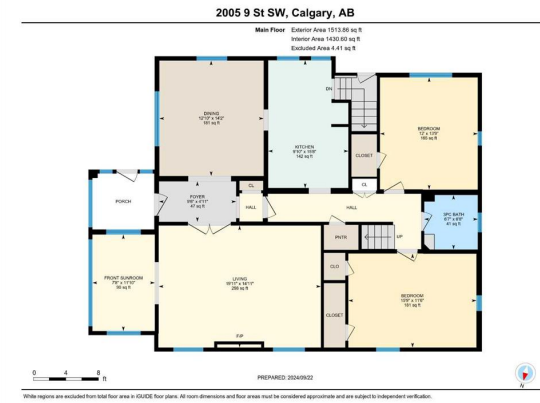
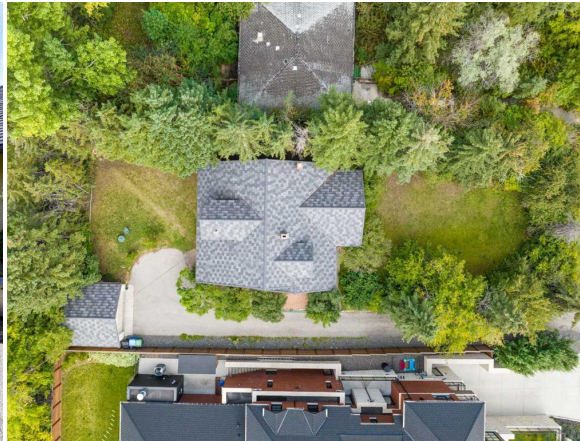
Inclusions:
Property Listed By: **NA
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









2005 9 St SW, Calgary, AB

2nd Floor Exterior Area 639.36 sq ft
Interior Area 577.14 sq ft



2005 9 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 620.75 sq ft
Interior Area 758.02 sq ft
Excluded Area 538.08 sq ft

