



THE
A-TEAM

**RE/MAX
FIRST**

824 9A Street, Calgary T2E 4L6

MLS®#: **A2186468**

Area: **Renfrew**

Listing Date: **01/09/25**

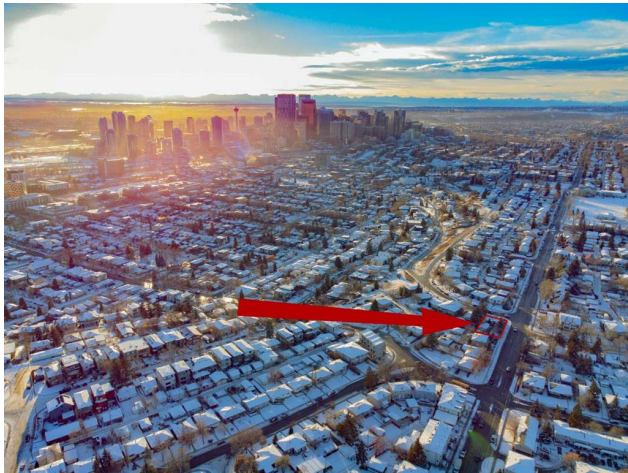
List Price: **\$749,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Lot Information

Lot Sz Ar: **6,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **972**
Low Sqft:
Ttl Sqft: **972**

DOM

13
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting,See Remarks,Views**
Park Feat: **Heated Garage,Oversized,See Remarks,Single Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Wood Frame,Wood Siding

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| 4pc Bathroom | Main | 6`6" x 4`11" | Bedroom | Main | 10`3" x 9`2" |
| Dining Room | Main | 10`2" x 10`2" | Kitchen | Main | 11`2" x 11`4" |
| Living Room | Main | 19`2" x 10`9" | Bedroom - Primary | Main | 10`2" x 12`7" |
| 4pc Bathroom | Basement | 6`11" x 7`2" | Bedroom | Basement | 11`1" x 10`11" |
| Bedroom | Basement | 10`9" x 11`7" | Game Room | Basement | 18`9" x 24`11" |

Furnace/Utility Room

Basement

11`5" x 16`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4237GJ

Zoning:

H-GO

Remarks

Pub Rmks:

Excellent residential investment and/or development opportunity on a large corner lot with H-GO zoning located in desirable Renfrew. This corner lot is 6,745 sq ft, and approximately 56 ft x 125 ft (irregular lot - dimensions provided by City of Calgary Planning and Development). The property is complete with a 972 sq ft fully developed bungalow with 4 bedrooms, 2 bathrooms and separate basement access for the potential to suite. The oversized single detached garage is insulated and equipped with in floor heating, wired for cable, speakers, and 220 Volt electrical making it an ideal area for a craftsman/artist. With stunning views of downtown and East Village, combined with a trendy, desirable location in the heart of Renfrew, which offers a plethora of amenities (Renfrew Aquatic Centre and Recreation Centre, shopping restaurants, parks, paths, etc), the opportunities are endless. Don't miss this opportunity to build your dream home or redevelop multi-family. Please Note: If driving by or visiting the open house, Google does not like this address. Please use the following coordinates: <https://maps.app.goo.gl/yqmB5HaMxwW5QnXi9>.

Inclusions:

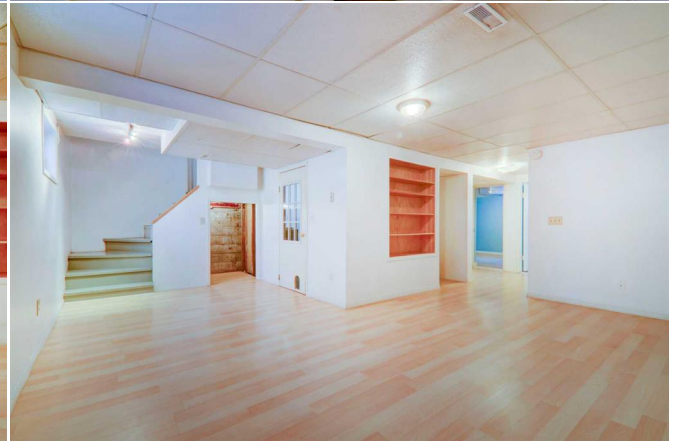
Property Listed By:

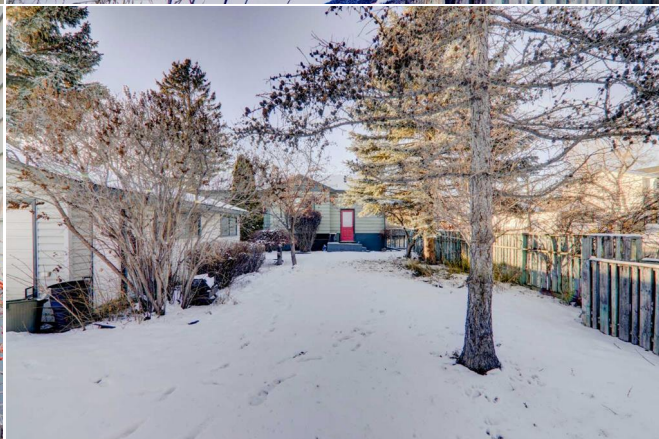
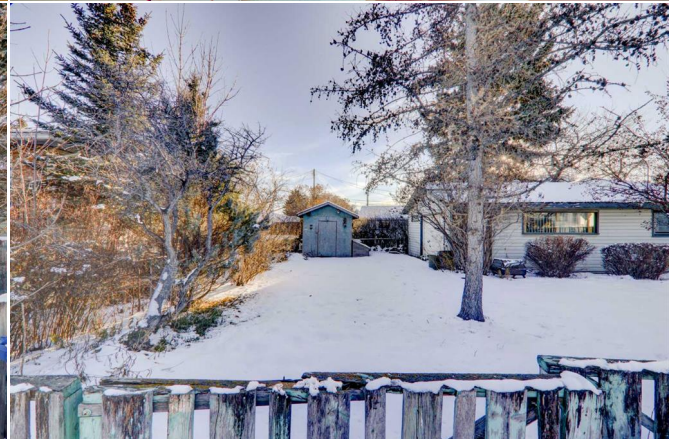
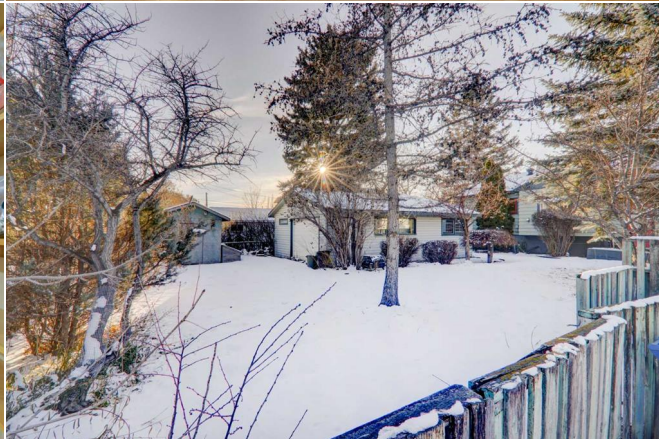
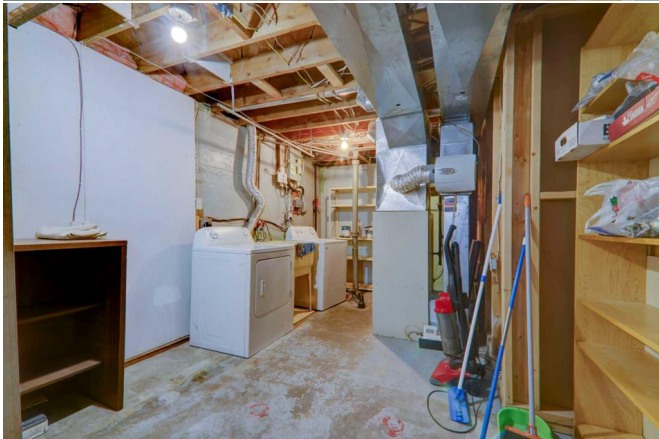
**Window Coverings, Backyard Shed
Real Estate Professionals Inc.**

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











824 9a St NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 972.10 sq ft



0 5 10 m

PREPARED: 2024/1/08

White regions are excluded from total floor area in CAD/CDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



824 9a St NE, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be omitted. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Apartment: 818' x 111' | 92 sq ft
 Bedroom: 10'3" x 9'2" | 84 sq ft
 Dining: 10'2" x 12'2" | 104 sq ft
 Kitchen: 11'2" x 11'4" | 123 sq ft
 Living: 19'2" x 10'9" | 201 sq ft
 Primary: 10'2" x 12'7" | 128 sq ft

BASEMENT

Apartment: 611' x 7'2" | 40 sq ft
 Bedroom: 11'3" x 10'1" | 109 sq ft
 Bedroom: 10'9" x 11'7" | 113 sq ft
 Floor Room: 100' x 24'11" | 2400 sq ft
 Utility: 11'5" x 15'3" | 150 sq ft

Garage

GARAGE (DETACHED)
 Garage: 19'3" x 21'2" | 405 sq ft
 Storage: 9'2" x 9'6" | 87 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 602.65 sq ft
 Perimeter Wall Thickness: 6.5 in
 Exterior Area: 972.10 sq ft

BASEMENT (Below Grade)

Interior Area: 625.03 sq ft
 Perimeter Wall Thickness: 6.5 in
 Exterior Area: 880.42 sq ft

Garage

GARAGE (DETACHED)

All space is excluded.

Total Above Grade Floor Area, Main Building

Interior Area: 602.65 sq ft

Exterior Area: 972.10 sq ft

Total Above Grade Floor Area, Garage

Excluded Area: 555.38 sq ft

White regions are excluded from total floor area in CAD/CDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

