



THE
A-TEAM

**RE/MAX
FIRST**

802 9 Street, Calgary T0K 0E0

MLS®#: **A2188701**

Area: **Inglewood**

Listing Date: **01/18/25**

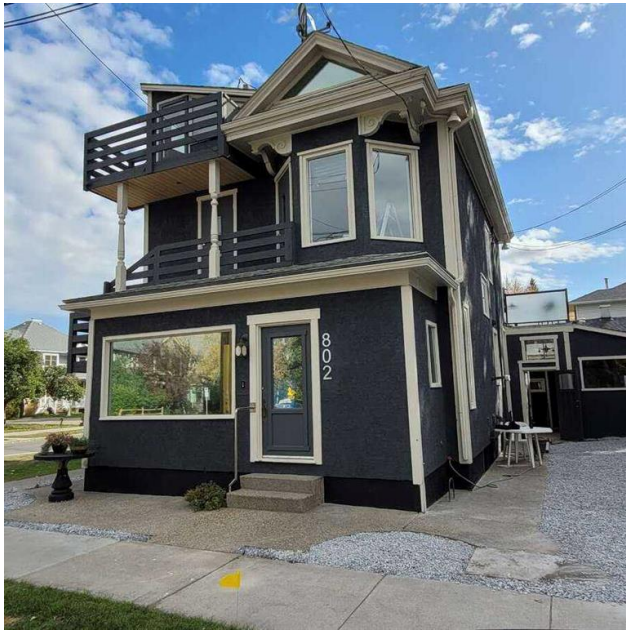
List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1907**

Lot Information

Lot Sz Ar: **2,689 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,892**
Low Sqft:
Ttl Sqft: **1,892**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Front Yard,Landscaped,Street Lighting,Private,Rectangular Lot,Views**
Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Covered Courtyard,Gas Grill,Private Entrance,Rain Gutters**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Microwave,Refrigerator,Satellite TV Dish,See Remarks,Window Coverings**
Int Feat: **Built-in Features,Crown Molding,High Ceilings,No Smoking Home,Open Floorplan,Separate Entrance,Skylight(s),Soaking Tub,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`5" x 13`4"
Living Room	Main	10`11" x 13`11"
Bedroom	Second	10`5" x 8`5"
Office	Second	10`5" x 7`7"
4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Living Room	Basement	11`4" x 9`5"

Room	Level	Dimensions
Kitchen	Main	10`3" x 13`9"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	10`5" x 13`1"
Living Room	Second	10`4" x 11`8"
Office	Third	7`2" x 5`11"
Bedroom - Primary	Third	13`9" x 15`10"
Kitchen	Basement	7`10" x 8`2"
Bedroom	Basement	5`4" x 9`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **A2**

Zoning: **R-C2**

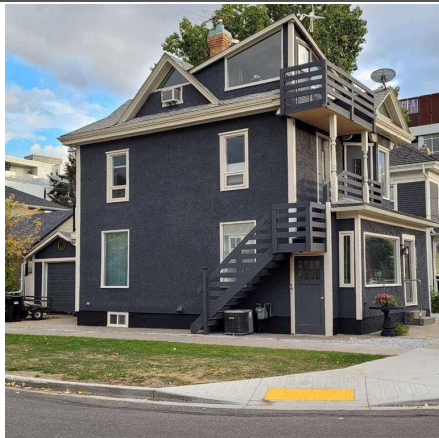
Remarks

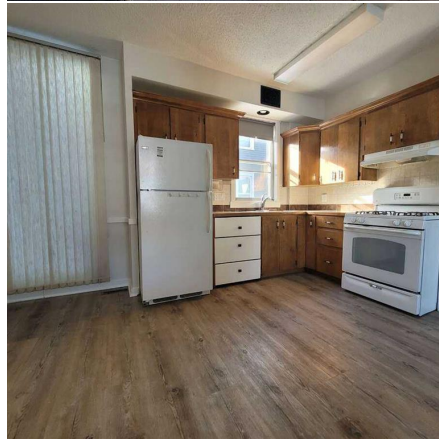
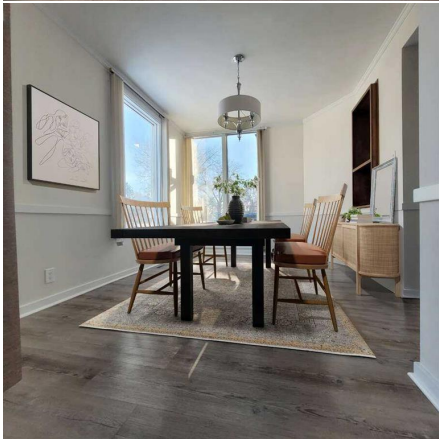
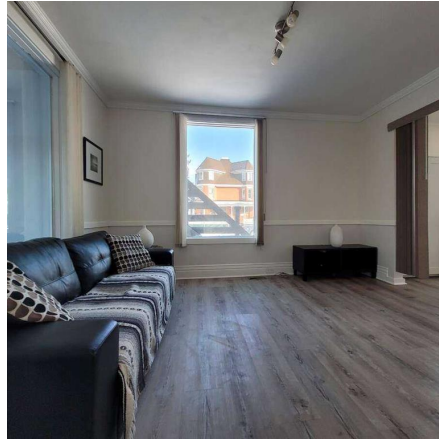
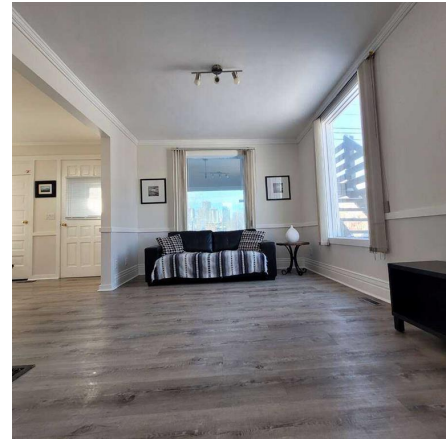
Pub Rmks: **For more information, please click Brochure button. An amazing Location and Investment in Inglewood. Welcome to this remarkable Victorian-style three-story single-family home in the heart of Inglewood! This beautifully situated residence suits families, professionals, investors, and anyone looking to experience an exceptional lifestyle in central Calgary. This home seamlessly blends historic charm with modern amenities, located steps away from everything from boutique shops to exquisite dining and amazing live entertainment. Step inside to discover an inviting open plan with large windows, high ceilings, and updated flooring. A stunning Victorian staircase leads to the second floor, which features four bedrooms with balconies boasting skyline views. There is also a bonus loft level, perfect for an additional bedroom, office, or Zen space, offering incredible skyline and river views. The upper levels are complete with two full bathrooms. Many upgrades to this home include copper wiring, insulation, walls, flooring, heating, and plumbing. The lower level features a legal suite with a separate entrance. This one-bedroom suite offers a galley kitchen, living area, and a three-piece bath with ample storage space. Both the main and basement levels have convenient laundry spaces, ensuring ease for both the main living area and the legal suite. This is a great mortgage helper. Not only does this home exude traditional charm, but it's also replete with practical modern conveniences. With driveway parking for two cars and a heated detached garage, you'll be comfortable throughout Calgary's snowy winters. Whether you're a foodie, fitness enthusiast, or music lover, you'll appreciate the proximity to diverse restaurants, the tranquil Bow River, scenic pathways, and the energetic Music Mile - and you don't need a car! Your dream home awaits in Inglewood's vibrant yet peaceful oasis.**

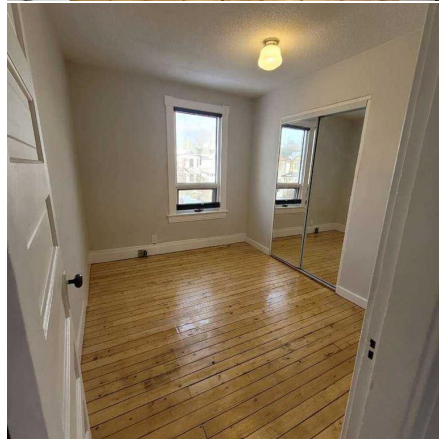
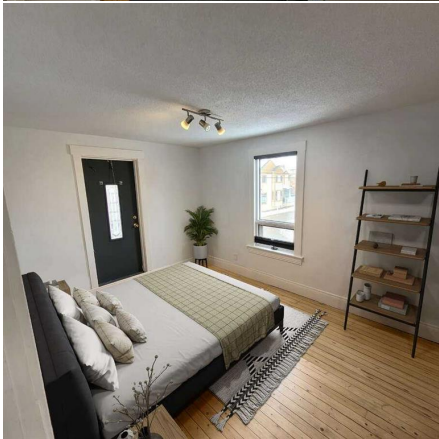
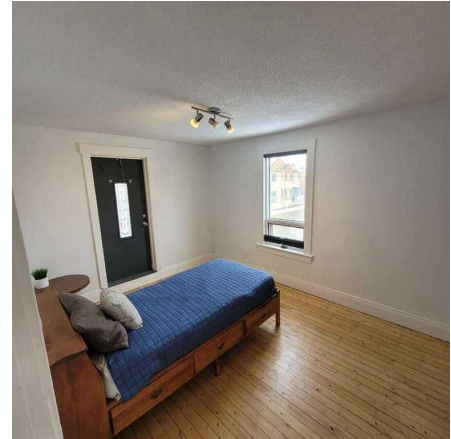
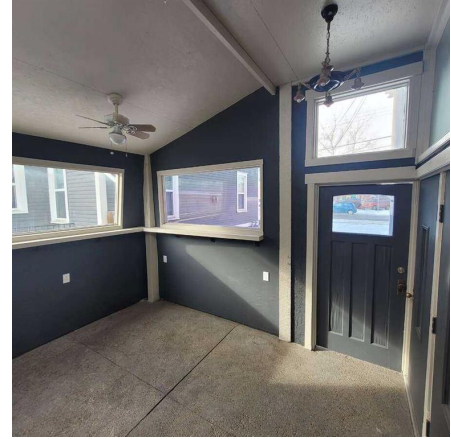
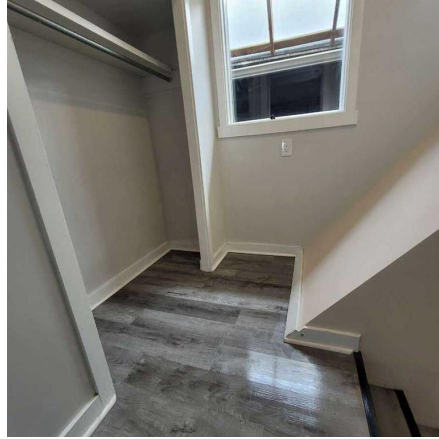
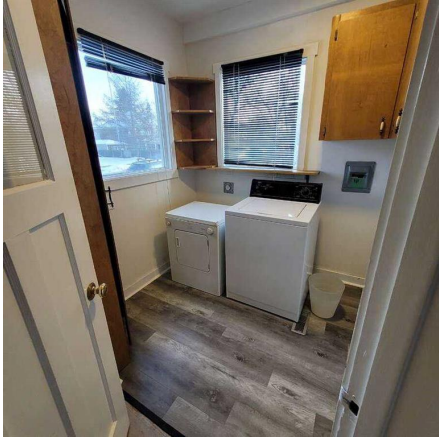
Inclusions: **Windmill on the Roof. Legal Suite furnishings part of sale.**

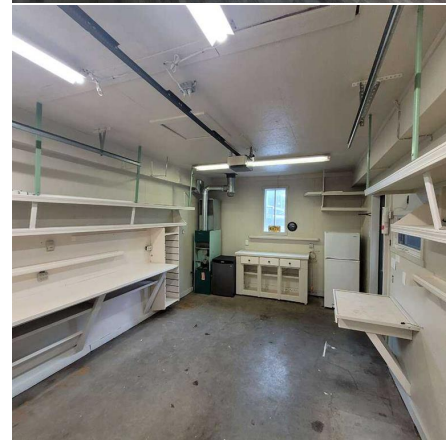
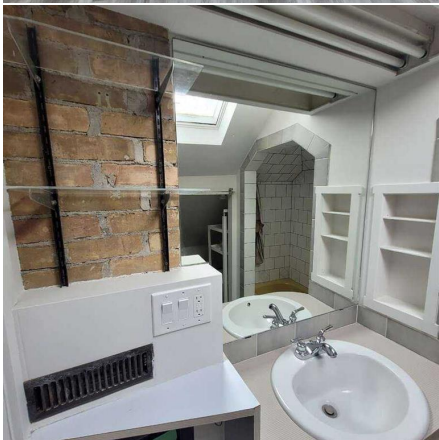
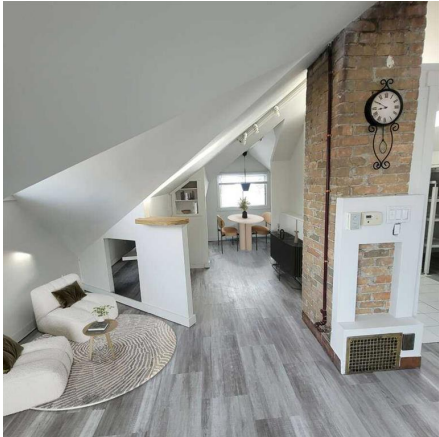
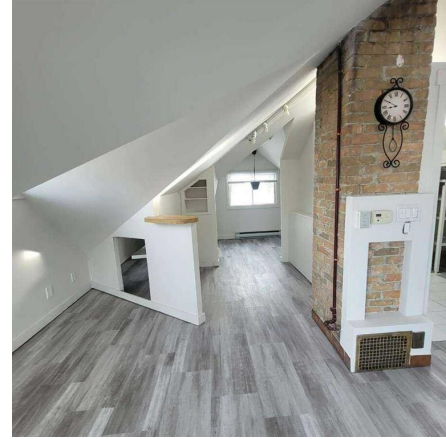
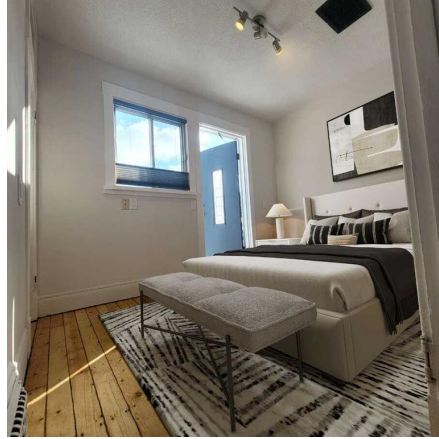
Property Listed By: **Easy List Realty**

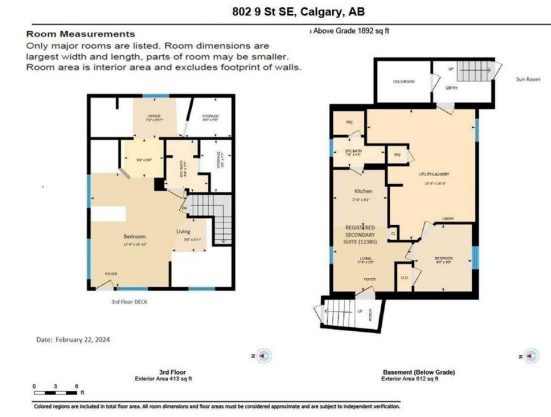
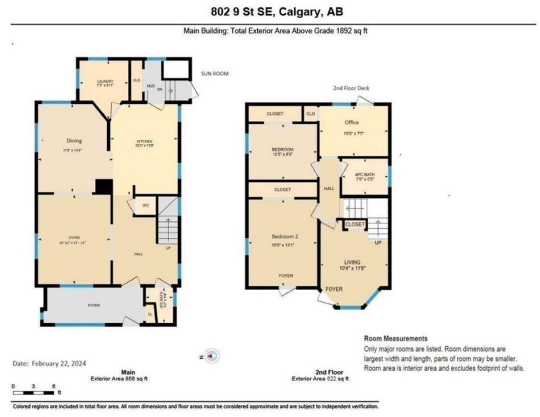
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











BASEMENT FLOOR PLAN PERSPECTIVE

