

# \$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
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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