

# \$649,000 - 2511 9 Avenue Se, Calgary

MLS® #A2237977

**\$649,000**

3 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention Builders & Developers!! Prime RCG 50 x 120 ' lot in the up and coming community of Albert Park with it's proximity to Downtown and unparalleled views of the Rocky Mountains, City Skyline and above all central location. A plethora of potential awaits you. Close to transit (both bus & 2 C-train stations) parks, schools (all levels), MaxBell Arena, outdoor bike paths, Telus Spark & the Calgary Zoo and many other amenities. This property is a highly desirable and yet affordable potential. The house is vacant, offers a quick possession and is a great holding property with a massive back yard with front and back decks and a beautiful pergola.

Built in 1945

## Essential Information

MLS® #	A2237977
Price	\$649,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	2511 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A0B4

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

## Additional Information

Date Listed	July 8th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Charles
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