

# \$680,000 - 2712 9 Avenue Se, Calgary

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MLS® #A2235539

**\$680,000**

2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to 2712 9 Avenue SE â€” a beautifully maintained and move-in-ready bungalow located in the vibrant and conveniently situated community of Albert Park/Radisson Heights. This charming home features a spacious and bright main floor with 2 bedrooms, 1 full bathroom, and a large living area filled with natural light. The kitchen offers ample cabinet space, updated appliances, and cozy dining space perfect for everyday living.

Downstairs, a fully developed legal basement suite with a separate entrance adds tremendous value, offering 2 additional bedrooms, a full bath, kitchen, and living area â€” ideal for extended family, guests, or potential rental income.

Enjoy the peaceful, tree-lined street, a generous lot with a private backyard, and off-street parking. With quick access to major routes, the Franklin LRT Station, downtown Calgary, schools, parks, and shopping are all just minutes away â€” making this an ideal home for families, professionals, or investors.

Whether youâ€™re looking for a comfortable primary residence or a smart income-generating property, this charming bungalow checks all the boxes.

Built in 1966

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2235539    |
| Price          | \$680,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 969         |
| Acres          | 0.14        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2712 9 Avenue Se             |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0B7                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                32  
Zoning                              R-CG

**Listing Details**

Listing Office                    TrustPro Realty

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