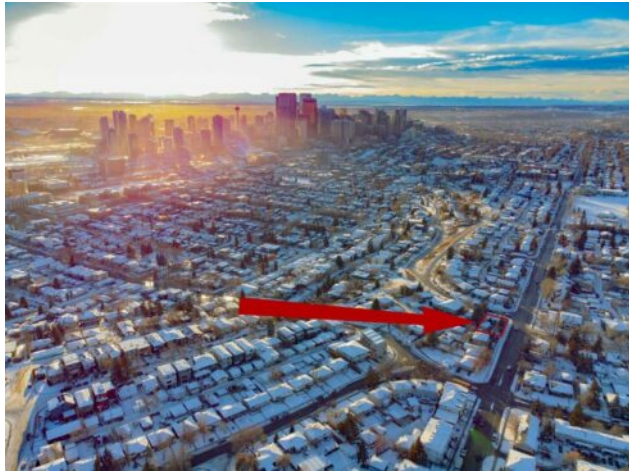


**824 9A Street NE**  
**Calgary, Alberta**

**MLS # A2186468**



**\$749,800**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, See Remarks, Single Garage Detached, Worksh		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Street Lighting, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings, Backyard Shed

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>.