

\$649,900 - 528 9 Avenue Ne, Calgary

MLS® #A2219208

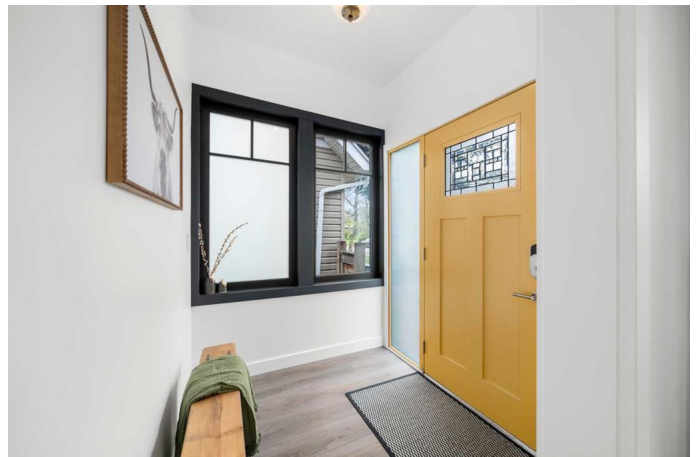
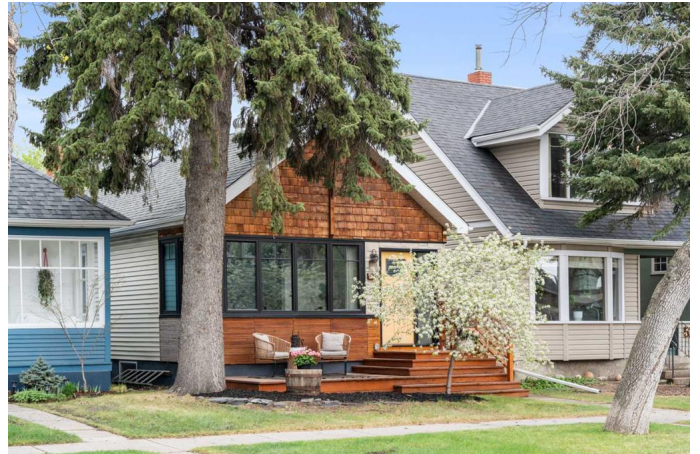
\$649,900

2 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

A home filled with love ready for a new generation! Nestled in the vibrant, tree-lined streets of Renfrew, this delightful bungalow is a testament to timeless character and enduring charm. This home was well loved by the previous owners who did updates throughout the years, while keeping bits of history, like the original fir floors. In 2018 the sunny front deck was built along with updated custom triple glazed low-E front windows, Strong Arm front door, and stone masonry. In 2019, both bathrooms were remodeled, the hot water heater was replaced and in 2021, new LVP in the basement was installed. This is home where you will know your neighbours and plant your roots in the city, with a piece of Calgary's heritage and historical charm. Renfrew is renowned for its family-friendly atmosphere and strong sense of community. Residents enjoy easy access to top-rated schools, including Riverside School and Delta West Academy, making it an ideal location for families with children. The neighborhood is also close to a variety of local shops, cafes, and restaurants, offering a vibrant urban lifestyle with a small-town feel. For outdoor enthusiasts, the nearby Bow River pathways provide scenic routes for walking, jogging, and cycling. The Calgary Zoo, TELUS Spark Science Centre, and St. Patrick's Island are just down the hill, offering endless opportunities for exploring and recreation. For professionals working downtown commuting is a breeze with downtown Calgary just minutes



away. Whether you prefer to walk, bike, or take public transit, you'll appreciate the quick and easy access to the city's core, making this location perfect for professionals seeking a balance between work and home life. This picturesque home offers a unique opportunity for the next family or young professional to create lasting memories in one of Calgary's most sought-after communities. Seize this rare opportunity before it's gone!

Built in 1912

Essential Information

MLS® #	A2219208
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	528 9 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W1

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Full
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.