

**802 9 Street SE  
Calgary, Alberta**

**MLS # A2141855**



**\$899,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	1907 (117 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, See Remarks, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Low Maintenance Landscape, Level, Street Lighting, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, High Ceilings, Open Floorplan, See Remarks, Separate Entrance, Skylight(s)		

**Inclusions:** Work Benches

Open house Aug 5th Thursday 6:00-8:00PM. Experience the ultimate in luxury living with this updated stunning 3-story single-family home, located in one of the most desirable locations in the Inglewood community. Just steps away from the river, walking and bike paths, trendy shops, schools, downtown and so much more, this property offers an unparalleled lifestyle. Three decks provide stunning skyline views from every corner of the home. Open living room, large windows, high ceilings, and exquisite architectural details. The Upper Levels offers a master retreat with a private balcony to enjoy the views, Two additional bedrooms, each with access to the balconies. A loft area that serves as a perfect oasis for a fourth bedroom, office, or hobby room. Two full bathrooms with modern fixtures and finishes complete the upper levels. Fully Legal Basement Suite, Includes a separate entrance, one bedroom, kitchen, and living area. Two Laundry Rooms Conveniently located for both the main house and the basement suite. Detached Single Garage Provides secure parking and additional parking on driveway. Some recent updates include exterior and interior paint, newer flooring and much more. This home is a must-see for those seeking luxury, convenience, and breathtaking views in Inglewood. Don't miss the opportunity to make this exceptional property your new home.