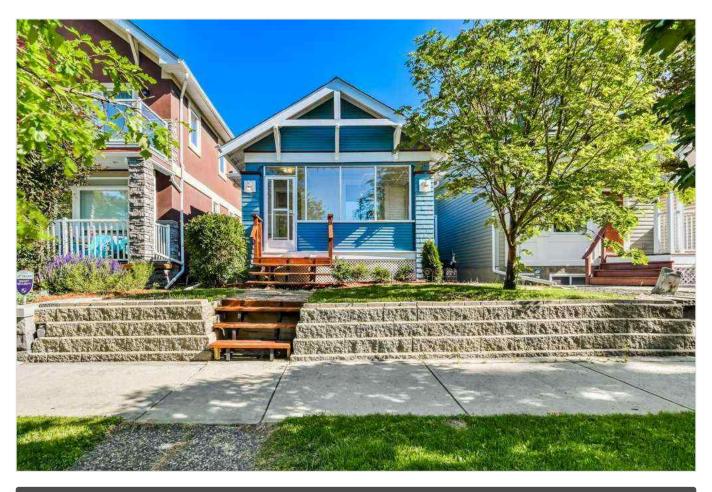


## 322 9 Avenue NE, Calgary, Alberta - \$575,000



Main Photo

## **Property Description**

Welcome to 322 9 Ave NE, a charming bungalow on a quiet tree-lined street in Crescent Heights, just minutes from downtown. Thoughtfully expanded with a bright rear addition, this home offers a spacious open-concept living area with oversized windows overlooking the freshly painted deck and private backyard — perfect for relaxing or entertaining. The main floor features two generous bedrooms, a full bathroom, and a kitchen updated from original, complete with a gas stove and breakfast bar. Fresh paint throughout adds a clean, move-in-ready feel. Downstairs you'll find a spacious bedroom with a walk-in closet, a 3-piece bathroom with double vanities and a walk-in shower, a laundry/utility room, and a separate storage closet. Updated basement windows let in plenty of natural light. At the front of the home, a fully enclosed porch with swing-open windows adds a cozy bonus space — ideal as a reading nook, mudroom, or spot to enjoy the summer breeze. Additional highlights include a newer roof (replaced four years ago), a backyard storage shed, and an unbeatable location near Rotary Park, schools, Centre Street,



## **REALTOR Referral**



REALTOR®

Mobile: N/A Email: N/A

**Website:** https://www.real-estate-homes.ca/

Courtesy Of: 2% Realty

