

# \$888,000 - 2833&2835 9 Avenue Se, Calgary

MLS® #A2252530

**\$888,000**

8 Bedroom, 4.00 Bathroom, 3,384 sqft  
Residential on 0.14 Acres

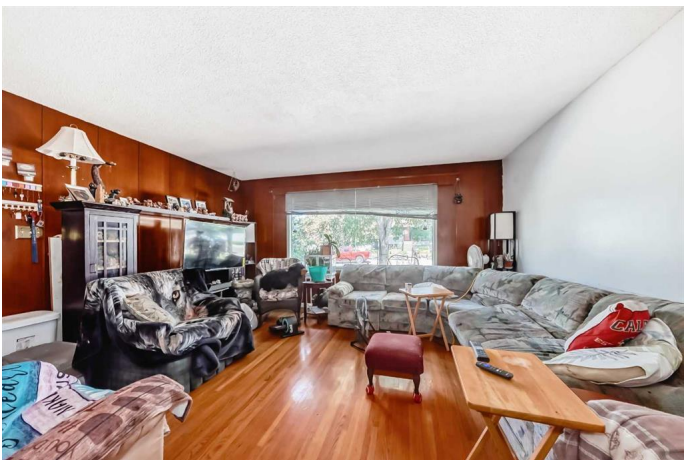
Albert Park/Radisson Heights, Calgary, Alberta

Investor's opportunity! R-CG zoned 4 units Full Duplex, both upstairs units boast original hardwood flooring, large bright windows and 2 generously sized bedrooms. Both basement legal suites have 2 bedrooms and large living rooms. Walking distance to Franklin C-Train station, Radisson Park School, Memorial Drive, Shopping, Restaurants and with quick Downtown access. Live in one unit and rent others or use entirely as income property. All appliances: Fridge x4, Rang x4, Hood Fan x3, Washer/Dryer x4, are included and will be as is condition. Back building windows are new, 2024. Oversized double detached garage could bring additional rental income.

Built in 1962

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252530               |
| Price          | \$888,000              |
| Bedrooms       | 8                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,384                  |
| Acres          | 0.14                   |
| Year Built     | 1962                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2833&2835 9 Avenue Se        |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0B8                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters                                            |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite                        |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Entrance                                             |
| Lot Description   | Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Evertrust Realty |
|----------------|------------------|

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