

# \$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

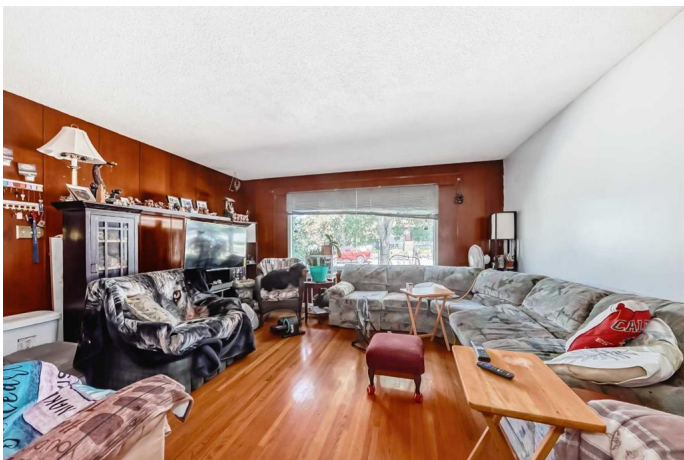
Albert Park/Radisson Heights, Calgary, Alberta

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. Roof was replaced in 2021, 3 sets of washer/dryer are new. 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	2
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
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

