1437 9 Street NW

Calgary | Active | MLS® A2357939

$1,021,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1947**	**1,150 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

ROSEDALE. One of Calgary' most desirable inner city neighbourhoods. An exceptional opportunity to build your dream home on one of Rosedale’s beautiful, quiet, tree-lined streets. This rare 50' x 120' west-backing walkout lot offers an outstanding private setting to create something truly special. The location is phenomenal. Just a two-minute walk to Rosedale K-9 School, playgrounds, parks, the outdoor rink, tennis club, bike paths and the spectacular ridge overlooking Calgary’s downtown skyline. Enjoy the convenience of walking or cycling through Kensington to downtown in approximately 10 minutes, while living in one of the city's most established and sought-after residential neighbourhoods. Whether you're looking to build a custom dream home or renovate the existing bungalow and enjoy everything Rosedale has to offer, the possibilities here are exceptional. Opportunities combining this lot size, walkout potential, western exposure, and prime Rosedale location are few and far between. But hurry, this one is not likely to last long.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357939
Bedrooms	1
Bathrooms	1
Year Built	1947
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,150 sq. ft.
Main Level Finished Area:	1,150 sq. ft.
Acreage:	No

Lot Area:	6,006 sq. ft.
Lot Frontage:	50'
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	1
Year built:	1947 (Age: 79)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2187V
Heating:	Forced Air
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	3
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Rosedale (Calgary)
Appliances:	See Remarks
Inclusions:	NA
Restrictions:	See Remarks
Main Floor	Bedroom - Primary · 10'1" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Brush, Front Yard, Gazebo, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1437-9-street-nw-calgary-a2357939/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.