2012 9 Street NW

Calgary | Active | MLS® A2357105

$650,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1953**	**820 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

An excellent opportunity to acquire a 37' x 120' rectangular Corner Lot in desirable Mount Pleasant NW, offering approximately 4,440 sq. ft. of land with west-facing frontage toward 9th Street NW. An attractive property for future redevelopment or long-term investment. Ideally situated kitty-corner to King George School and Playground, just around the corner from SAIT, and minutes from Kensington, the University of Calgary, Foothills Hospital, Confederation Park, transit, and numerous other inner-city amenities. The existing 820 sq. ft. home offers 4 bedrooms and two full 4-piece bathrooms. With some modest renovations, it could make an excellent rental property while considering future development opportunities. A desirable corner location, substantial rectangular lot, and outstanding inner-city accessibility make this an attractive opportunity for builders, developers, and investors alike.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357105
Bedrooms	4
Bathrooms	2
Year Built	1953
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:	820 sq. ft.
Main Level Finished Area:	820 sq. ft.
Acreage:	No
Lot Area:	4,316 sq. ft.

Lot Frontage:	119'2 7/8 "
Lot Details:	120x37
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	2
Year built:	1953 (Age: 73)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2934O
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom - Primary · 11'7" × 11'7" ·
Main Floor	Bedroom · 11'5" × 9'7" ·
Basement	Bedroom · 11'10" × 10'3" ·
Basement	Bedroom · 9'4" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s)
Exterior Features:	None
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Other
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2012-9-street-nw-calgary-a2357105/

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