327 9 Avenue NE

Calgary | Active | MLS® A2351710

$2,288,000





Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,832 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this new build custom luxury home to be finished in early 2027. This 4 bedroom two story gem comes with a fully finished basement with meticulous specs, provides over 4,200 square feet of luxury space for inner city lifestyle. Located 5 minutes to the downtown core and surrounded by amazing restaurants and shops within a few steps, this contemporary home is located in a quiet street in Crescent Heights, one of the most desired neighbourhoods in the city. European craftsmanship in this home is noticeable from top to bottom. Every detail in this JT designed home was though of for the client that appreciates luxury. The three car garage is ready for your EV. This is a great opportunity to own a new home in Crescent Heights with all the bells and whistles.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351710
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	2 Storey
Total Living Area:	2,832 sq. ft.
Main Level Finished Area:	1,371.75 sq. ft.
Upper Level Finished Area:	1,460.25 sq. ft.
Below Grade Finished Area:	1,371.25 sq. ft.
Acreage:	No

Lot Area:	4,483 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	470 p
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle, Metal
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes

Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer
Inclusions:	Garage door openers with fobs. List of appliance package available. Ask listing agents.
Restrictions:	None Known
Main Floor	Office · 11'5" × 9'11" ·
Main Floor	Kitchen · 21' × 14'2" ·
Main Floor	Living Room · 18'4" × 17'6" ·
Main Floor	Dining Room · 13'5" × 10'8" ·
Main Floor	Mud Room · 8' × 5'11" ·
Main Floor	Pantry · 5'9" × 4'6" ·
2nd Floor	Bedroom - Primary · 19'9" × 14'6" ·
2nd Floor	Bonus Room · 13'4" × 10' ·
2nd Floor	Laundry · 8'10" × 6' ·
2nd Floor	Bedroom · 11'5" × 10'10" ·
2nd Floor	Bedroom · 11'5" × 10'9" ·
Lower Level	Exercise Room · 15'6" × 13'1" ·
Lower Level	Bedroom · 11'6" × 11'3" ·
Lower Level	Game Room · 30'4" × 20'3" ·
Title to Land:	Fee Simple

Community Features:	Other
Interior Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/327-9-avenue-ne-calgary-a2351710/

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