3926 9 Street SW

Calgary | Active | MLS® A2316330

$2,599,000









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2011**	**3,363 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Property is located into a quiet street in Elbow Park, south facing overlooking the Elbow River. Empire Custom Homes has created Ana exceptional contemporary styled 5 bedrooms, developed home with fully finished basement with huge recreation room. Kitchen and bath establish new benchmarks for luxury and craftsmanship. Elbow Park is in close proximity to several esteemed school and is an ideal location in which to raise a family. Elbow Park offers convenient access to downtown, the 4th street and 17th Avenue shopping districts, the Glencoe Club & Calgary's river pathway system. Please refer to the RMS for accurate measurement.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316330
Bedrooms	5
Bathrooms	6
Year Built	2011
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:	3,363 sq. ft.
Main Level Finished Area:	1,457 sq. ft.
Upper Level Finished Area:	1,906 sq. ft.
Below Grade Finished Area:	1,400 sq. ft.
Acreage:	No

Lot Area:	8,568 sq. ft.
Lot Frontage:	83'8"
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Levels:	Two
End Unit:	No Common Walls
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	4
Plan:	0811408
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Elbow Park
Appliances:	Garage Control(s), Gas Stove, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	See Remarks
Main Floor	Dining Room · 5'5" × 5' ·
Main Floor	Living Room · 5' × 4'7" ·
Main Floor	Kitchen · 6'5" × 6'5" ·
2nd Floor	Bedroom - Primary · 5'3" × 4'4" ·
2nd Floor	Bedroom · 15'1" × 13'5" ·
2nd Floor	Bedroom · 16'5" × 13'1" ·
2nd Floor	Bedroom · 15'5" × 13'1" ·
2nd Floor	Bedroom · 14'5" × 13'1" ·
2nd Floor	Laundry · 3'4" × 1'7" ·
Basement	Family Room · 6'6" × 6'4" ·
Basement	Great Room · 18'1" × 15'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby

Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Corner Lot, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3926-9-street-sw-calgary-a2316330/

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