

# \$649,900 - 2118 9 Avenue Se, Calgary

MLS® #A2222702

**\$649,900**

3 Bedroom, 1.00 Bathroom, 977 sqft

Residential on 0.07 Acres

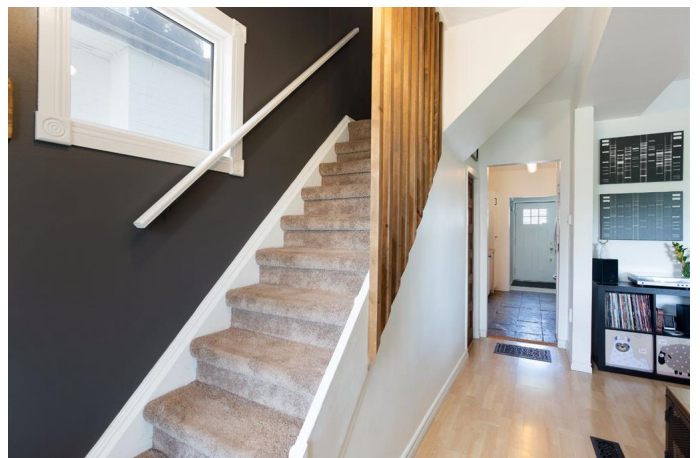
Inglewood, Calgary, Alberta

Nestled in a quiet, tree-lined pocket of Inglewood with no front neighbours and serene views of lush green space, this beautifully updated two storey home offers the perfect blend of historic charm and modern convenience. Just steps from the Bow River, Harvey Passage, and a nearby nature reserve, youâ€™ll love the peaceful setting and unbeatable access to walking and biking trails, tennis courts, schools, transit, and all that Inglewoodâ€™s vibrant community has to offer.

Inside, this thoughtfully refreshed home welcomes you with an open-concept main floor bathed in natural light and styled in timeless neutral tones. The updated kitchen features granite countertops, ample cabinetry, a sleek tile backsplash, and seamlessly connects to a combined laundry and mudroom for added functionality. Custom woodwork, new lighting, and fresh paint elevate the space, while built-ins in the upper bedrooms offer smart storage solutions.

Upstairs, youâ€™ll find three cozy bedrooms and a full four-piece bathroom, each room enhanced with built-in wardrobes and desksâ€”ideal for family living or work-from-home flexibility. The unfinished basement provides excellent potential to expand and personalize.

Out back, enjoy your north-facing yardâ€”a



fully fenced private retreat with low-maintenance turf (2023), mature landscaping, and a large deck with a pergola perfect for entertaining. Gather around the firepit or take advantage of the double detached garage, which is both heated and insulated.

Major updates in the past six years include a new roof and shingles, furnace, and hot water tank, ensuring peace of mind for years to come.

A true inner-city sanctuary in a rare, sought-after location—this home is ready to welcome its next happy owner. Come experience the best of Inglewood living today!

Built in 1911

**Essential Information**

MLS® #	A2222702
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	977
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2118 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 0V6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Garage Faces Rear, Oversized  
# of Garages 2

### Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Fire Pit, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 19th, 2025  
Days on Market 16  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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