

# \$680,000 - 2718 9 Avenue Se, Calgary

MLS® #A2235528

## \$680,000

2 Bedroom, 1.00 Bathroom, 704 sqft  
Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Just 400 meters from Franklin LRT Station, this prime location offers unmatched convenience: only 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, and 15 minutes to Calgary International Airport. The property backs directly onto open green space, providing all future units with unobstructed downtown and mountain views – a rare amenity in inner-city living.

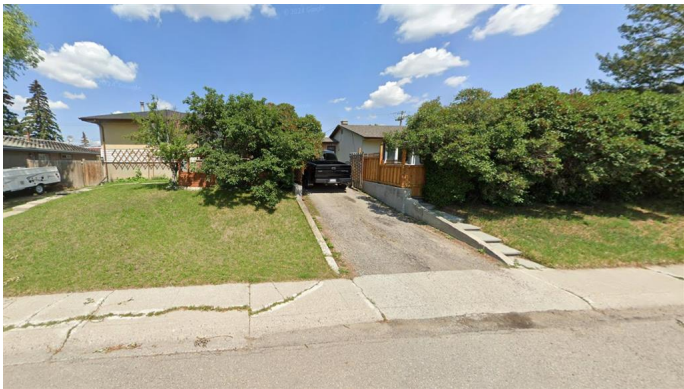
Surrounded by key employment hubs, including major engineering and industrial firms like Wood, Emerson, and Spartan Controls, the area supports strong and stable rental demand. This shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed.

Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary’s evolving urban core.

Built in 1953

### Essential Information

MLS® #	A2235528
Price	\$680,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	704



Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2718 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.