



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**507 9A Street NE**  
**Calgary, Alberta**

**MLS # A2235262**



**\$904,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, Open Floorplan, Wet Bar		

**Inclusions:** None

Situated on one of Bridgeland's most desirable tree-lined streets, this beautifully maintained 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of well-designed living space &mdash; blending modern elegance with inner-city convenience and exceptional family-friendly comfort. Step inside to a contemporary open-concept main floor featuring engineered hardwood flooring and clean, upscale finishes. The formal dining area welcomes you with a large picture-frame window that perfectly captures the charm of the treelined street &mdash; a space that easily transitions into a home office or flex room. Architectural details like open riser stairs with floor-to-ceiling glass railings add a sleek, modern touch. At the heart of the home, the gourmet kitchen is equipped with a JennAir fridge and Dacor appliances, including a gas range and build in oven and microwave, granite countertops, and sleek cabinetry, all opening into a sun-drenched living room. From here, French doors lead to a west-facing backyard oasis, ideal for barbecues, entertaining, or relaxing under mature trees. Upstairs, the second floor features two generously sized bedrooms, each with its own private ensuite, along with a central study/den, office nook, and a convenient laundry area&mdash;perfect for busy families or professionals working from home. The third level serves as a true primary retreat, complete with downtown skyline views, a spa-inspired ensuite with double vanity, glass shower, and soaker tub, and a bonus sitting room that opens to a private balcony&mdash;a perfect spot for morning coffee or quiet evenings. The fully finished basement adds incredible versatility, featuring a large rec room, wet bar, fourth bedroom, full bathroom, and ample storage space&mdash;ideal for guests, entertaining, or multi-generational living. This home also offers central air conditioning and a single

detached garage with a car lift, allowing room for two vehicles while maximizing backyard space. Located in a playground zone and within walking distance to Riverside School&mdash;one of Calgary&rsquo;s top science-focused schools&mdash;it also enjoys quick access to parks, river pathways, the CTrain, and beloved Bridgeland amenities such as Bridgeland Market, Made by Marcus, Phil & Sebastian, Blush Lane, and the Calgary Zoo.