



GRASSROOTS
REALTY GROUP

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

216 9 Street NE
Calgary, Alberta

MLS # A2267824



\$675,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to a beautiful character bungalow in the heart of Bridgeland. With original hardwood floors, mosaic tile accents in the kitchen and bathroom, and the classic clawfoot tub that adds a touch of vintage charm, perfect for your new home in one of the city's most walkable neighbourhoods. Featuring a closed-in front porch, this bungalow offers excellent curb appeal. With a living area and formal dining, the floorplan is ahead of its time, including a primary bedroom with a walk-in closet. Your kitchen space is larger than most character homes, including a separate pantry area to help organize your space. Recent updates to the home include a new hot water tank (2025) and a maintained furnace (2025). Located just steps from Bridgeland Plaza, you can grab a daily Starbucks, walk over to Bridgeland Market, or enjoy the Bridgeland Farmer's Market every Thursday in the summer. Visit the local shops in the area and be a part of the Bridgeland Community Centre, where you can even be part of the community garden. Work downtown? You are only a few blocks from the Bridgeland LRT station, or hop on your bike and you can be at the office in minutes. Experience the best of inner-city living in one of Calgary's most beloved neighbourhoods.