



923 Drury Avenue NE
Calgary, Alberta

MLS # A2299472



\$995,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	NA		

Welcome to one of the most desirable streets in Bridgeland. This beautifully renovated two-storey home. Featuring a fully developed walk-out basement and a south-facing backyard, ideally situated in the vibrant inner-city community of Bridgeland. Located just steps from boutique shops, restaurants, cafes, and everyday amenities, this property offers an exceptional walkable lifestyle combined with refined modern living. Offering three generously sized bedrooms above grade, this home has been thoughtfully designed to balance comfort and sophistication. The upper level presents a stunning primary bedroom with large windows that fill the space with natural light and provide views of downtown Calgary. The fully renovated ensuite bathroom serves as a luxurious retreat, complete with a stand-alone soaker bathtub, a walk-in tiled shower, and a double vanity. Two additional bedrooms and a beautifully renovated secondary bathroom with a contemporary shower complete the upper level. The main floor showcases an open-concept design that is ideal for entertaining, highlighted by a warm and inviting fireplace and a chef-inspired kitchen. High-end finishes include quartz countertops, a spacious eat-up island, a gas range, and an oversized refrigerator, making the space equally suited for everyday living and hosting. Step directly onto the south-facing rear deck, creating a seamless transition between indoor and outdoor living spaces. The fully developed walk-out basement offers exceptional flexibility, featuring a spacious recreation room, a full bathroom, a laundry room, and a dedicated storage room. With its own separate rear entrance, this level is well-suited for guests or extended family. Extensive upgrades throughout the home provide long-term peace of mind, including a new furnace (2023), hot water tank (2022), central air conditioning system (2021), and complete

replacement of plumbing with the removal of Polybutylene piping (2021). Additional improvements include new windows and doors (2023), upgraded attic insulation (2022), a new deck with a ten-year warranty (2021), a motorized awning (2022), and a new garage door (2026). The beautifully designed backyard offers privacy and functionality, complete with a lower patio accessible from the walk-out basement, creating an ideal setting for relaxing or entertaining. A double detached garage provides added convenience. This move-in-ready residence presents an exceptional opportunity to own a meticulously upgraded home in one of Calgary's most sought-after inner-city communities. Call your favourite agent to book a showing today!